

TOWN PLANNING BOARD

Minutes of 698th Meeting of the Metro Planning Committee held at 9:00 a.m. on 24.6.2022

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

Ms Lilian S.K. Law

Professor Jonathan W.C. Wong

Professor Roger C.K. Chan

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 Tom C.K. Yip

Secretary

Absent with Apologies

Mr Stanley T.S. Choi

Mr Daniel K.S. Lau

Mr Ricky W.Y. Yu

Mr Ben S.S. Lui

Mr Timothy K.W. Ma

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
Miss Carman C.Y. Cheung

Agenda Item 1

Confirmation of the Draft Minutes of the 696th MPC Meeting held on 2.6.2022 and 697th Meeting on 10.6.2022

[Open Meeting]

1. The draft minutes of the 696th and 697th MPC meeting held on 2.6.2022 and 10.6.2022 respectively 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

[Open Meeting]

Proposed Amendments to the Approved Mong Kok Outline Zoning Plan No. S/K3/34
(MPC Paper No. 10/22)

3. The Secretary reported that the proposed amendments to the Outline Zoning Plan (OZP) for the planning area of Mong Kok (the Area) were to take forward the recommendations of the District Study for Yau Ma Tei and Mong Kok (YMDS) conducted by the Urban Renewal Authority (URA). The following Members had declared interests on the item:

- Mr Ivan M.K. Chung - being a non-executive director of the URA Board
(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
(Vice-chairman) Renewal Fund of URA;
- Mr Daniel K.S. Lau - being a member of Hong Kong Housing Society
(HKHS) which was currently in discussion with
URA on housing development issues;
- Ms Lilian S.K. Law - being a former director of the Board of the Urban
Renewal Fund of URA and a member of HKHS
which was currently in discussion with URA on
housing development issues, and her
mother-in-law owning a property in Mong Kok;
- Mr Ricky W.Y. Yu - being a director of the Urban Renewal Fund of
URA, and director and Chief Executive Officer
of Light Be (Social Realty) Company Limited
which was a licensed user of a few URA's
residential units in Sheung Wan;
- Mr Ben S.S. Lui - being a former employee of URA; and
- Mr Timothy K.W. Ma - being a member of Land, Rehousing &
Compensation Committee of URA and a member
of the Supervisory Board of HKHS which was
currently in discussion with URA on housing
development issues.

4. The Committee noted that Messrs Daniel K.S. Lau, Ricky W.Y. Yu, Ben S.S. Lui and Timothy K.W. Ma had tendered apologies for being unable to attend the meeting, and

according to the procedure and practice adopted by the Town Planning Board (the Board), as the proposed amendments to the OZP in relation to URA's YMDS were proposed by the Planning Department (PlanD), the interests of Members in relation to URA only needed to be recorded and they could participate in the discussion of the item. The Committee also considered Ms Lilian S.K. Law's interest with regard to her mother-in law's property indirect and agreed that she could participate in the discussion of the item.

Presentation and Question Sessions

5. The following representatives from PlanD 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 Clement Miu - Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK)

6. With the aid of a PowerPoint presentation, Mr Clement Miu, STP/TWK, briefed Members on the background of the proposed amendments to the OZP, the technical considerations, consultation conducted and the departmental comments as detailed in the Paper. The proposed amendments were as follows:

- (a) Amendment Item A1 – removal of plot ratio (PR) restriction and revision of building height restriction (BHR) for the “Commercial” (“C”) zones on the two sides of Nathan Road sandwiched between Boundary Street and Prince Road West as well as between Mong Kok Road and Argyle Street from 130mPD to 160mPD;
- (b) Amendment Item A2 – removal of PR restriction and revision of BHR for the remaining “C” zones on the two sides of Nathan Road from 110mPD to 140mPD;

- (c) Amendment Item B - rezoning of the “Residential (Group A)” (“R(A)”) sites in the area bounded by Prince Edward Road West, Sai Yee Street, Flower Market Road and Yuen Po Street and the “R(A)” sites in the area bounded by Sai Yeung Choi Street South, Dundas Street, Fa Yuen Street and Nullah Road to “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) and revision of BHR from 100mPD to 115mPD;
- (d) Amendment Item C – increasing the maximum domestic PR of the “R(A)”, “R(A)3” and “Residential (Group E)” (“R(E)”) zones from 7.5 to 8.5 while keeping the total PR as 9, and revision of BHR for the “R(A)”, “R(A)3” and “R(E)” zones from 100mPD to 115mPD;
- (e) Amendment Item D1 - rezoning of the “Government, Institution or Community” (“G/IC”) and “Open Space” (“O”) zones at the junction of Yim Po Fong Street and Nelson Street to “R(A)4” and revision of BHR from 99mPD to 115mPD to reflect the completed development; and
- (f) Amendment Item D2 – rezoning the existing open space in MacPherson Playground from “G/IC” to “O”.

7. As the presentation by PlanD’s representative had been completed, the Chairman said that the Board was briefed on the findings and recommendations of YMDS in early January 2022 and Members generally considered that YMDS had provided some good recommendations to tackle urban renewal issues in the Yau Ma Tei and Mong Kok areas (the YM Areas). The proposed amendments were mainly to take forward some recommendations of YMDS which included (i) removing PR restriction for the “C” zones along Nathan Road; (ii) rezoning the character streets to “OU(MU)” and (iii) enhancing interchangeability between domestic and non-domestic PR for “R(A)”, “R(A)3” and “R(E)” zones. URA had undertaken various technical assessments on traffic, environmental, infrastructure, visual and air ventilation aspects under the YMDS. The Chairman then invited questions from Members.

Heritage Preservation

8. A Member raised the following questions:
- (a) whether there were potential sites for heritage conservation in the area; and
 - (b) the planning parameters for URA's heritage site on Shanghai Street (i.e. 618 Shanghai Street).
9. In response, Mr Derek P.K. Tse, DPO/TWK, made the following main points:
- (a) the Explanatory Statement (ES) of the OZP had already listed out those graded historic buildings and one declared monument, i.e. Lui Seng Chun. Some of them had been subject to more stringent planning control under the OZP, including the need for planning application to the Board for alteration of the historic building. Under the YMDS, some buildings or sites had been identified for heritage conservation but were not graded historic buildings. As such, it would be premature to plan for their preservation at the moment; and
 - (b) the site at 618 Shanghai Street was zoned "Other Specified Uses" annotated "Historic Buildings Preserved for Commercial and/or Cultural Uses" subject to a BHR of 3 storeys which reflected the existing height of the building, and any development or redevelopment of the existing building required planning permission from the Board. The site was not covered in the proposed amendments.

Population Change, Density and Associated Impacts

10. Some Members raised the following questions:
- (a) whether the proposed amendments would result in population change which would induce adverse traffic impact and demand for public transport, in particular MTR service;
 - (b) the technical feasibility of imposing BHR of 115mPD for sites on top of the

railway reserve of Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL);

- (c) whether there was any consideration to lower the overall density of Mong Kok area to meet the principle of low-carbon environment; and
- (d) whether there were proposals for improving the pedestrian environment and promoting greening, e.g. tree planting along Nathan Road, and pedestrian priority environment.

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

- (a) according to the YMDS, the design population was capped at the existing level (i.e. 213,000) in the YM Areas. It was assumed that the average flat size would be increased with a view to improving the living quality. With regard to traffic impact, according to the Traffic Impact Assessment (TIA), all assessed road junctions would operate within capacity after implementation of improvement measures in design years; and all assessed road links were estimated to be within capacity, except for Gascoigne Road (L5) and West Kowloon Corridor (L11), whose 'volume to capacity' ratio would be approaching or exceeding the capacity limit even without the proposed amendments. The Transport Department (TD) considered that with the implementation of future developments in the Central Waters and its associated 4th road harbour crossing as well as the Northern Metropolis, changes in the existing traffic patterns were envisaged and could help relieve the traffic pressure of the two concerned road links. On MTR service, it was noted that with the opening of the harbour crossing section of the East Rail Line, the patronage of the most congested section of Tsuen Wan Line had been reduced by about 20% during the morning peak hours;
- (b) although the BHR of sites within the railway reserve of XRL, amongst others, was relaxed to 115mPD, those sites were still subject to the same total PR restriction of 9. For developments within the railway reserve for XRL, relevant authorities including MTR Corporation Limited would need to be consulted;

- (c) YMDS had developed three scenarios of Master Urban Renewal Concept Plans (MRCPs) with varying development intensities, i.e. “+”, “0” and “-”. The current round of proposed amendments was to adopt MRCP “+” as the first step to improve the living environment by increasing the domestic GFA to allow incentive and flexibility for provision of more reasonable average size of living quarters, i.e. GFA of about 55m², while maintaining the same population level. The redevelopment of Mong Kok would progressively approach to “0” and then “-” scenarios subject to availability of resources such as availability of new land supply in the future which could enable thinning out of population in the area; and

- (d) according to the TIA, most of the footpaths were estimated to have acceptable level of service with the implementation of the widening proposal. With the long term vision to transform the YM Areas to a better walkable district and to strengthen Nathan Road and Argyle Street as the major commercial spines in the area, it was proposed to widen the footpaths with a setback on the ground floor of buildings on both sides of the two roads to meet the relevant requirements, including the Hong Kong Planning Standards and Guidelines (i.e. 5.5m including 4.5m for Through Zone and 1m for shopping frontage in Building Frontage Zone). The widened pavements would also provide opportunities for greening by relevant government departments. The proposed setback recommendation would be incorporated into the ES of the OZP. Furthermore, as recommended in YMDS, additional public open spaces would be provided in the future redevelopment proposals and through utilising of underutilised roads to create a public space network.

12. With regard to some Members’ concern on the traffic impact, Mr Horace W. Hong, Chief Traffic Engineer/Hong Kong, TD, at the Chairman’s invitation, supplemented that the traffic condition at West Kowloon Corridor (L11) would be improved when the fourth road harbour crossing for Lantau Tomorrow Vision was in place in future. The major government infrastructure and development projects would possibly change the travel pattern in the concerned area. Moreover, any redevelopment within individual zones would require the submission of traffic review to address any potential traffic impacts, taking into account the latest infrastructure and development projects in future.

13. Noting a Member's comments on the importance of low-carbon and pedestrian friendly environment with promotion of cycling, the Chairman remarked that the views would be conveyed to URA for consideration at the detailed design stage.

Government, Institution and Community (GIC) Facilities

14. Some Members raised the following questions:

- (a) whether the provision of GIC facilities was adequate to cater for the population need and how the deficit of GIC facilities, if any, could be addressed; and
- (b) whether there was any plan to relax the BHR of the GIC sites, in particular for the Fa Yuen Street Municipal Services Building site.

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

- (a) the provision of major GIC facilities was generally adequate to meet the demand of the planned population of the Area except for residential care homes for the elderly, child care centres and community care services facilities. Notwithstanding that, the provision of these facilities was assessed in a wider context/cluster and the provision standards reflected the long-term targets towards which the provision of facilities would be adjusted progressively. Opportunities would also be taken to provide appropriate social welfare facilities within suitable redevelopment projects. The type of facilities would be determined at a later stage in consultation with the relevant government departments. PlanD would follow up with relevant departments regarding the provision of GIC facilities, especially for those "single site, multiple use" proposals; and
- (b) the current BHRs of the GIC sites in MK area, including the Fa Yuen Street Municipal Services Building site, were imposed to reflect the existing BHs and planned/committed GIC developments to meet the functional requirements and suit the operational needs. The BHRs of the "G/IC"

sites would be maintained unless there was known committed redevelopment proposal with policy support.

16. A few Members emphasized the need for the Government to take the lead in formulating a more comprehensive plan for providing GIC facilities in the area. Noting a few Members' comments and suggestions on detailed standard and design of GIC facilities (e.g. Refuse Collection Point), a Member raised a general concern on whether the Board should go into such details, given that only broad BHR would be specified on the OZP. The Chairman explained that the current round of proposed amendments to the OZP was a planning tool to facilitate redevelopment in the Area. Should there be future URA projects which required government departments' or the Board's approval, there would be scope for relevant government departments to liaise with URA on the provision of appropriate GIC facilities. For individual "G/IC" sites, the "single site, multiple use" approach, where appropriate, would be adopted to provide more GIC facilities to meet the community's need. As part of the district planning work, PlanD would continue to liaise and co-ordinate with relevant government departments on the provision of GIC facilities on suitable sites, including better integration between the facilities and the future developments/redevelopments.

Visual and Air Ventilation Aspects

17. Some Members raised the following questions:
- (a) whether there was three-dimensional (3D) model to illustrate the visual impacts induced by the proposed amendments and whether the proposed BHR would result in a monotonous BH profile;
 - (b) the relationship between the proposed relaxation of BHR and the PR; and
 - (c) whether there were changes in air ventilation impacts induced by the proposed amendments.
18. In response, Mr Derek P.K. Tse, DPO/TWK, made the following main points:
- (a) 3D model would be prepared on a need basis. The photomontages prepared

under the Visual Impact Assessment (VIA) were considered sufficient to demonstrate the visual impacts resulted from the proposed amendments which was in line with other OZP amendment exercises. The VIA had assessed 15 vantage points from macro and micro-level including the Peak, Sun Yat Sen Memorial Park, Central Pier No.7, Sai Shan, Lung Cheung Road Lookout and some local viewpoints. As illustrated in the photomontages, the proposed amendments were partially screened by the planned developments in the West Kowloon Cultural District which had dominated the city view when viewed from the two vantage points, i.e. Sun Yat Sen Memorial Park and Central Pier No.7. The proposed BHRs were in line with the current BH concept of higher BH along Nathan Road and stepping down towards the east and the west and would result in future developments generally compatible with the surrounding developments in terms of visual character. As for the selected micro-level viewpoints, the visual impacts resulting from the proposed OZP amendments generally ranged from “slightly adverse” to “moderately adverse” when comparing the OZP Amendment Scheme with the OZP Compliant Scheme, and the 15m increase in BH for “R(A)”, “R(E)” and “OU(MU)” sites would unlikely induce significant changes to the intended visual character under the current OZP;

- (b) for the proposed OZP amendments, while BHRs were proposed to be relaxed for some of the zonings, the total PR restriction for “R(A)”, “R(E)” and “OU(MU)” zones remained to be 9 and only the maximum domestic PR of “R(A)”, “R(A)3” and “R(E)” zones was proposed to be relaxed from 7.5 to 8.5 to enhance interchangeability and allow more domestic floor area. For “C” zones along Nathan Road, with the removal of the PR restriction of 12 as proposed, they would be subject to the PR control under Building (Planning) Regulations with a maximum PR of 15 for non-domestic building. According to URA’s assessment on the BH requirements which taken into account the relevant planning and design considerations, including Sustainable Building Design Guidelines, an increase of 15m of BH for “R(A)” and “R(E)” zones (i.e. from 100mPD to 115mPD) and an increase of 30m for “C” zones (i.e. from 110/130mPD to 140/160mPD) would be required to incorporate the proposed changes in PR restrictions as well as to

allow greater design flexibility and improve the pedestrian environment with more permeable podium design in individual sites; and

- (c) as the proposed amendments would not affect the existing road network, and the building setbacks/gaps and non-building areas currently designated on the OZP, the Air Ventilation Assessment (AVA) report conducted by URA concluded that the general pedestrian wind flow across the YM Areas would be maintained. The relaxed BHRs would allow greater flexibility to encourage permeable design and reduce the podium bulk to improve air flow at ground level. In view of the above, the proposed amendments would unlikely result in significant adverse impact on the pedestrian wind environment. To further enhance air ventilation in the Area, especially for “C” and “OU(MU)” zones, it was suggested to incorporate permeable design requirements such as smaller/terraced podium, more building setbacks/gaps and open areas at low level into the ES of the OZP to guide the future developments.

19. With regard to a Member’s concern on the findings of the AVA report that the proposed amendments would unlikely result in significant adverse impact on the pedestrian wind environment, a Member was of the view that the AVA report was conducted by air ventilation specialists, and it was not uncommon that a more conservative approach was adopted in drafting the report. Besides, PlanD had explained that the air ventilation of the Area would likely be enhanced with the relaxed BHR.

20. Regarding a Member’s concern on the possible monotonous BH profile that might be resulted from the proposed BHR, the Chairman remarked that the OZP was intended to set out the broad BH profile for the Area and given that the context, background and development details of each site would vary, it was impossible to stipulate a specific BHR for each individual site in the planning stage. Should there be developments with proposed BH exceeding the stipulated restriction, there was provision for relaxation of BHR upon application to the Board. Concerning the need for 3D model to illustrate the proposed BHRs, the Chairman supplemented that 3D model would normally be used to illustrate specific development proposal/scheme with design details like terraced podium and stepped BH, etc., rather than for BHRs of OZP which were relatively broad brush.

21. A Member expressed appreciation on the removal of PR restriction for “C” zone and the flexibility allowed for interchangeability between domestic and non-domestic PR for selected residential zones under the proposed amendments, which could help facilitate redevelopment in the Area.

[Ms Sandy H.Y. Wong and Messrs Paul Y.K. Au and Franklin Yu joined the meeting during the question and answer session.]

22. After deliberation, the Committee decided to :

- “(a) agree to the proposed amendments to the approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/34 and that the draft Mong Kok OZP No. S/K3/34A at Attachment II (to be renumbered as S/K3/35 upon exhibition) and its Notes at Attachment III of MPC Paper No. 10/22 were suitable for exhibition under section 5 of the Town Planning Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of MPC Paper No. 10/22 for the draft Mong Kok OZP No. S/K3/34A as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES would be published together with the draft OZP.”

23. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP 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 for their attendance to answer Members’ enquiries. Mr Derek P.K. Tse, DPO/TWK, left the meeting at this point.]

[Ms Jessica Y.C. Ho, Mr K.S. Ng and Mr Stephen C.Y. Chan, Senior Town Planners/Tsuen Wan and West Kowloon (STPs/TWK), and Ms Cheryl H.L. Yeung, Town Planner/Tsuen Wan and West Kowloon (TP/TWK), were invited to the meeting at this point.]

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/K2/222 Proposed Composite Development with Flat, Shop and Services/Eating Place Uses in “Commercial” Zone, Nos. 22-28 Cheong Lok Street, Yau Ma Tei, Kowloon
(MPC Paper No. A/K2/222)

24. The Secretary reported that the application site (the Site) was located in Yau Ma Tei and LWK & Partners Limited (LWK) was one of the consultants of the applicant. The following Members had declared interest on the item:

Mr Stanley T.S. Choi - his spouse being a director of a company owning properties in Yau Ma Tei;

Mr Ricky W.Y. Yu - his firm having past business dealings with LWK; and

Mr Ben S.S. Lui - his former employer conducted the District Study for Yau Ma Tei and Mong Kok.

25. The Committee noted that Messrs Stanley T.S. Choi, Ricky W.Y. Wu and Ben S.S. Lui had tendered apologies for being unable to attend the meeting.

Presentation and Question Sessions

26. With the aid of a PowerPoint presentation, Mr Clement Miu, 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. In response to a Member’s enquiry on the supporting wire shown in Drawing A-10 of the Paper, Mr Clement Miu, STP/TWK, said that according to the applicant, the

supporting wire was part of the proposed canopy structure along Chi Wo Street. Under the proposed scheme, as there would be a setback of 1.38m from the north-eastern part of the lot boundary abutting Chi Wo Street and an uncovered space for shop/restaurant use on G/F fronting Chi Wo Street, hanging structures were required to support the canopy together with the supporting beam/frame which would be erected outside the building line along Chi Wo Street. The Buildings Department would examine the safety and feasibility of these structures when building plans were submitted for the proposal. A Member considered that the proposed canopy might not serve useful function as the adjoining sides of the canopy would be uncovered.

28. Noting that the applicant was only one of the “current land owners” of the building, a Member asked whether the Town Planning Board (the Board) should take into account landownership in considering the application. The Chairman remarked that the applicant had complied with the requirements as set out in the Town Planning Board Guidelines in respect of satisfying the “owner’s consent/notification” requirements and the Board should consider the application based on its own merit rather than land ownership. How the applicant would implement the redevelopment proposal and deal with other land owners was beyond the Board’s consideration.

Deliberation Session

29. Some Members considered that the proposed canopy might not be able to perform the function of providing weather-free environment and the current design with hanging structures might not be pleasant from urban amenity point of view. The applicant might consider incorporating more greening rather than provision of canopy at the detailed design stage. In response, the Chairman suggested to add an advisory clause to advise the applicant to review the need and design of the proposed canopy and to explore the possibility of providing more greenery in the proposed development for better pedestrian environment. Members agreed.

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 24.6.2026, 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 revised Noise Impact Assessment and implementation of the noise measures identified therein for the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB;
- (b) the submission of a revised Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the TPB;
- (c) the implementation of the local sewerage upgrading/sewerage connection works identified in the revised Sewerage Impact Assessment in planning condition (b) above to the satisfaction of the Director of Drainage Services or of the TPB;
- (d) the implementation of the traffic mitigation measures identified in the Traffic Impact Assessment for the proposed development to the satisfaction of the Commissioner for Transport or the TPB;
- (e) the design and provision of vehicular access, vehicle parking spaces and loading/unloading facilities and manoeuvring spaces for the proposed development to the satisfaction of the Commissioner for Transport or the TPB; and
- (f) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire 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 with the following additional advisory clause:

- “ to review the need and design of the proposed canopy and to explore the possibility of providing more greenery in the proposed development for better pedestrian environment.”

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/K5/840 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 (2)” Zone, 800 & 828 Cheung Sha Wan Road, 601-603 Tai Nan West Street, Cheung Sha Wan, Kowloon
(MPC Paper No. A/K5/840B)

32. The Secretary reported that Wong & Ouyang (Hong Kong) Limited (WOHK) was one of the consultants of the applicant. Mr Franklin Yu had declared an interest on the item as his firm was having current business dealings with WOHK. As Mr Franklin Yu had no involvement in the application, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

33. With the aid of a PowerPoint presentation, Ms Jessica Y.C. Ho, 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 (PlanD) had no objection to the application.

34. Noting that the application site was the subject of a previously approved application, a Member asked whether the applicant, should the current application be approved, had the choice to select which approval scheme to be implemented, and the differences between the current application and the previously approved application in terms of walkability. The Chairman remarked that the applicant could choose to implement the scheme under the previously approved application or the current application, if approved, within the validity period. Comparing with the previously approved scheme, Ms Jessica Y.C. Ho, STP/TWK, with the aid of some PowerPoint slides, explained that the current scheme would provide wider setbacks along Cheung Sha Wan Road (4m) and Castle Peak Road (5.85m), and a larger at-grade open space of 153m² for 24-hour public enjoyment. However, the current scheme would only provide a podium garden on 1/F for workers while the previously approved scheme would provide a podium garden for the use of workers and

visitors as well as a sky garden for the use of workers. While the overall greenery coverage of about 25.5% of the current scheme would be less than that of the previously approved scheme, it could still meet the requirement of the Sustainable Building Design Guidelines.

35. The same Member considered that the previously approved scheme was visually more attractive as there were terraced podium from G/F to 3/F with more vertical greening while the current scheme would provide more spacious environment for pedestrian with the wider setbacks. In response to the Member's question on which scheme was considered better, Ms Jessica Y.C. Ho, STP/TWK, said that each scheme should be assessed based on its own individual merits. After considering both applications based on their individual planning and design merits, PlanD had no objection to both applications.

36. In response to a Member's enquiry on the adverse comments from a District Council (DC) Member, Ms Jessica Y.C. Ho, STP/TWK, clarified that a DC Member had raised a general concern on a number of planning applications, including the current application, in that new redevelopment proposals would result in buildings which would be much higher than the existing ones and generate visual and air ventilation impacts on the surrounding area. It was explained at the DC meeting that relevant technical assessments would be required to be submitted for the Town Planning Board's consideration, should the proposals involve building heights exceeding the OZP restriction. The current application did not involve relaxation of building height restriction.

Deliberation Session

37. The Chairman said that both the previously approval and the current application had their own individual merits. For the current application, although the overall greenery coverage was reduced as compared with the previous scheme, all the greenery would be provided at the pedestrian zone which would be more pleasant to the pedestrians. Besides, the submitted assessments had demonstrated that the proposed minor relaxation of PR restriction was technically acceptable.

38. 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 24.6.2026, 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 an updated traffic impact assessment report and implementation of traffic mitigation measures identified therein for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (b) the design and provision of vehicular access, vehicle parking spaces, loading/unloading facilities and manoeuvring spaces for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (c) the implementation of the local sewerage upgrading/sewerage connection works as identified in the accepted Sewerage Impact Assessment for the proposed development to the satisfaction of the Director of Drainage Services or of the TPB;
- (d) 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; and
- (e) the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the TPB.”

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

Agenda Items 6 and 7

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

A/K5/845 Proposed Shop and Services in “Other Specified Uses” annotated “Business (3)” Zone, Portion of Factory No. 6, G/F, Elite Industrial Centre, No.883 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon

A/K5/846 Proposed Shop and Services (Fast Food Counter & Local Provisions store) in “Other Specified Uses” annotated “Business (3)” Zone, Portion of Factory No. 6, G/F, Elite Industrial Centre, No.883 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
(MPC Paper No. A/K5/845B and 846B)

40. Members noted that the two applications proposed similar uses within the same building and fell within the same “Other Specified Uses” annotated “Business” zone, and agreed that they could be considered together.

Presentation and Question Sessions

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

42. Members had no question on the applications.

Deliberation Session

43. After deliberation, the Committee decided to approve the applications, and no time clause on commencement was proposed as the ‘Shop and Services’ and ‘Shop and Services (Fast Food Counter and Local Provisions Store)’ uses were already in operation.

44. The Committee also agreed to advise the applicants to note the advisory clauses

as set out at Appendix VII of the Paper.

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/TWW/123 Proposed Minor Relaxation of Maximum Non-domestic Gross Floor Area Restriction for Permitted Temporary School (Tutorial Service) for a Period of 5 Years in “Residential (Group A) 3” Zone, Level 5 (Part), Bellagio Mall, Bellagio, 33 Castle Peak Road - Sham Tseng, Sham Tseng, Tsuen Wan, New Territories
(MPC Paper No. A/TWW/123)

Presentation and Question Sessions

45. With the aid of a PowerPoint presentation, Ms Cheryl H.L. Yeung, TP/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 to the application.

46. Noting that the application premises (the Premises) was the subject of four previous applications for the same minor relaxation of gross floor area (GFA), a Member questioned why the application was recommended to be approved on a temporary basis and whether there was any shortage or surplus of kindergarten in the area. In response, Mr K.S. Ng, STP/TWK, said that while the proposed tutorial school was permitted within the subject “Residential (Group A) 3” (“R(A)3”) zone, the Premises had been reserved for kindergarten as required by the Government and was exempted from the GFA calculation in accordance with the Notes of the “R(A)3” zone under the Outline Zoning Plan (OZP). In view that there was no provision for GFA exemption for tutorial school for the “R(A)3” zone, planning permission for minor relaxation of maximum non-domestic GFA restriction was required to facilitate the operation of tutorial school at the Premises. While the Secretary for Education (SED) had no objection to the current application, planning approval on a temporary basis could allow flexibility for SED to review and determine whether provision of the planned kindergarten, as required for the “R(A)3” zone, would be required. It was also noted from a

recent SED's written responses to a question from the Legislative Council that the projection of school-age population and demand for schools in recent years was affected by COVID-19 and there was a need to monitor the latest trend before making any decision on releasing any school sites/premises. According to the current estimation for the Tsuen Wan West OZP area and the Tsuen Wan district as whole, there were surpluses of two and 11 kindergartens respectively.

47. In response to a Member's enquiry on whether there was any restriction on the subjects to be taught in the tutorial school and the function of the 'piano showroom' as shown in Drawing A-1 of the Paper, Mr K.S. Ng, STP/TWK, said that there was no specific restriction on the subjects to be taught in the tutorial school and the 'piano showroom' was a room for practising and teaching piano.

Deliberation Session

48. 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 ~~24.6.2026~~ 24.6.2027, 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 existing fire service installations implemented at the application premises shall be maintained in efficient working order at all times during the planning approval period; and
- (b) if the above planning condition is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.”

49. The Committee also agreed to advise the applicant to note the comments of District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department, that regardless of the size of the kindergarten, only a maximum of 670m² can be excluded from gross floor area calculation under lease.

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/KC/484 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Information Technology and Telecommunications Industries (Data Centre) in “Other Specified Uses” annotated “Business” Zone, 57-61 Ta Chuen Ping Street, Kwai Chung, New Territories
(MPC Paper No. A/KC/484C)

Presentation and Question Sessions

50. 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.

51. In response to a Member’s enquiry on the details of the proposed design merits of setbacks/non-building areas (NBAs) and landscaping/greening measures, Mr Stephen C.Y. Chan, STP/TWK, said that according to the proposed scheme, there would be a 3.5m-wide NBA as required under the Outline Zoning Plan (OZP) and a number of voluntary setbacks, including a full-height setback of about 2.15m abutting the aforesaid NBA together with which the total setback width would be about 5.65m along Ta Chuen Ping Street, and full-height setbacks of about 3.11m and about 2.45m from the adjoining sites in the west and east respectively. The northern 9m-wide NBA outside the application site would not be accessible by the public, which only served for improving air ventilation. With regard to landscape/greening measures, road-side planters on G/F, edge planters on 5/F, and vertical greening on building façade from G/F to 5/F along Ta Chuen Ping Street were proposed.

52. A Member asked whether if there were any criteria or guidelines to consider planning applications for data centre. In response, Mr Stephen C.Y. Chan, STP/TWK, explained that ‘Data Centre’ use was always permitted within the subject “Other Specified Uses” annotated “Business” zone on the OZP. The current application applied for minor relaxation of the plot ratio (PR) restriction from 9.5 to 11.4 (+20%). While planning and design merits should be taken into account in considering the minor relaxation in tandem with

the policy initiatives of revitalisation of industrial buildings, the Office of the Government Chief Information Officer of the Innovation and Technology Bureau supported the current application. With the aid of a PowerPoint slide, Mr Stephen C.Y. Chan, STP/TWK, further explained that the proposed data centre under the current application would be of Tier III or above which would have an uptime of 99.982% and a downtime of less than 1.6 hours per year. This reflected that the applicant targeted to develop a data centre up to international standard.

53. The same Member enquired the kind of hardware that would be required for meeting the operational needs of a data centre. In response, Mr Stephen C.Y. Chan, STP/TWK, said that the proposed data centre would be implemented via redevelopment instead of wholesale conversion and this would allow more room for comprehensive and better design, e.g. higher floor height to meet the operational needs. Besides, the applicant would need to consult the CLP Power Hong Kong Limited on the power supply as high voltage electricity for operation of the data centre would be required. Fuel tanks for power supply in case of emergency were also proposed in the development scheme.

54. In response to a Member's enquiry on the number of staff and anticipated pedestrian flow of the proposed data centre, Mr Stephen C.Y. Chan, STP/TWK, said that as the data centre mainly involved operations of cloud computing and data storage and the need of high degree of security, there would only be not more than 30 employees. Hence, relatively high demand for road traffic or parking facilities would not be anticipated. Yet, a canopy of 2m-wide over the pedestrian entrance at Ta Chuen Ping Street was proposed for weather protection.

Deliberation Session

55. Noting that full-height voluntary building setback was proposed along the western boundary of the site to form an alley, a few Members suggested that more vertical greening should be provided along the western building façade to improve the pedestrian environment. Members also generally considered that the proposed planters along the frontage abutting Ta Chuen Ping Street would block future pedestrian flow. To address Members' concerns, the Chairman suggested to include additional advisory clauses to advise the applicant to (i) maximize vertical greening on the western building façade; and (ii)

improve the landscape design of the pedestrian area along Ta Chuen Ping Road in the detailed design stage.

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 24.6.2026, 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 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 the 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 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.”

57. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper with the following additional advisory clauses:

- “(a) to maximize vertical greening on the western building façade of the proposed development; and
- (b) to improve the landscape design of the pedestrian area along Ta Chuen Ping Road.”

[The Chairman thanked Mr Clement Miu, Ms Jessica Y.C. Ho, Mr Ng Kar Shu and Mr Stephen C.Y. Chan, STPs/TWK, and Ms Cheryl H.L. Yeung, TP/TWK, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Agenda Item 10

Section 16 Application

[Open Meeting]

A/KC/491 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Information Technology and Telecommunications Industries (Proposed Data Centre Development) in "Industrial" Zone, 13-17 Wah Sing Street, Kwai Chung, New Territories
(MPC Paper No. A/KC/491)

58. The Secretary reported that the applicant's representative requested on 15.6.2022 deferment of consideration of the application for one month so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

59. 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.

Hong Kong District

Agenda Item 11

[Open Meeting]

Proposed Amendments to the Approved Pok Fu Lam Outline Zoning Plan No. S/H10/19
(MPC Paper No. 9/22)

60. The Secretary reported that the proposed amendments to the Outline Zoning Plan (OZP) were to take forward two agreed/partially agreed s.12A applications (No. Y/H10/13 and Y/H10/14) in Pok Fu Lam OZP area. The University of Hong Kong (HKU) was the applicant of application No. Y/H10/13 with MVA Hong Kong Limited (MVA) and Urbis Limited (Urbis) as two of the consultants, while C M Wong & Associates Limited (CMWA) was one of the consultants for application No. Y/H10/14. The following Members had declared interests on the item:

- Mr Wilson Y.W. Fung - being the Chairman of the Accounting Advisory
(*Vice-chairman*) Board of School of Business, HKU;
- Ms Lilian S.K. Law - being an Adjunct Associate Professor of HKU;
- Professor Roger C.K. - being an Honorary Associate Professor of HKU;
Chan
- Ms Bernadette W.S. Tsui - being an associate Vice-President (Development
& Alumni Affairs) and a Fellow of the
Department of Social Work and Social
Administration of HKU and living in Pok Fu
Lam;
- Mr Franklin Yu - his firm having current business dealings with
CMWA; and

- Mr Ben S.S. Lui - co-owning with spouse a flat in Pok Fu Lam, his spouse owning a car parking space in Pok Fu Lam and being a director of a company owning flats and car parking spaces in Pok Fu Lam.

61. The Committee noted that Mr Ben S.S. Lui had tendered an apology for being unable to attend the meeting. With regard to the proposed amendment relating to HKU, as the interest of Ms Bernadette W.S. Tsui was direct, the Committee agreed that she could stay in the meeting but should refrain from discussion of the item. As the interests of Professor Roger C.K. Chan, Mr Wilson Y.W. Fung and Ms Lilian S.K. Law were indirect and Mr Franklin Yu had no involvement in the application, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

62. The following representatives from Planning Department (PlanD) 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)

63. With the aid of a PowerPoint presentation, Ms Erica S.M. Wong, STP/HK, briefed Members on the background of the proposed amendments to the OZP and departmental comments as detailed in the Papers. The proposed amendments were as follows:

- (a) Amendment Item A (about 1.64ha) – rezoning of a site to the east of 3 Sassoon Road from “Green Belt” (“GB”) to “Government, Institution or Community (1)” (“G/IC(1)”) with a maximum building height (BH) of 164mPD; and

- (b) Amendment Item B (about 0.65ha) – rezoning of a site at 131 Pok Fu Lam Road from “G/IC” to “Residential (Group C)7” (“R(C)7”) with a maximum plot ratio (PR) of 1.9 and a maximum BH of 151mPD.

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

65. Noting that there would be a “GB” site reserved for the development of facilities for deep technology research by the HKU as mentioned in the 2021 Policy Address, a Member asked whether that proposal would be reflected on the current OZP. The Chairman said that upon receipt of HKU’s formal submission of the proposal including relevant technical assessments, the proposed OZP amendment(s) to facilitate the proposal would be submitted to the Town Planning Board for consideration.

66. Referring to the previous consideration of application No. Y/H10/13 (i.e. Amendment Item A) by the Committee, the Chairman remarked that HKU had proposed multi-level pedestrian connections between Pok Fu Lam Road, Victoria Road and Northcote Close for the public. The Chairman suggested and Members agreed that the proposed public pedestrian connections should be specified for Amendment Item A in the Explanatory Statement (ES) of the OZP.

67. After deliberation, the Committee decided to :

- “(a) agree to the proposed amendments to the approved Pok Fu Lam Outline Zoning Plan (OZP) and that the draft Pok Fu Lam OZP No. S/H10/19A at Attachment II (to be renumbered to S/H10/20 upon exhibition) and its Notes at Attachment III of MPC Paper No. 9/22 were suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of MPC Paper No. 9/22 for the draft Pok Fu Lam OZP No. S/H10/19A, with the specification of the proposed public pedestrian connections between Pok Fu Lam Road, Victoria Road and Northcote Close proposed by HKU under Amendment Item A in the ES, as an expression of the planning intentions

and objectives of the Board for the various land use zonings of the OZP and the revised ES would be published together with the OZP.”

68. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP 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.

[Post meeting note: Paragraph 7.6.4 of the ES of the OZP was amended as follows:

“A “G/IC(1)” site to the east of 3 Sassoon Road is reserved for expansion of the HKU’s Faculty of Medicine campus by a total gross floor area of not more than 43,000m². Development within this site is restricted to a maximum building height of 164mPD. Interlinked building blocks with stepped building heights descending from north-western portion of 164mPD to south-eastern portion of 123mPD would be adopted taking into account the local topography and characteristics. ***Multi-level pedestrian connections to Pok Fu Lam Road, Victoria Road and Northcote Close would be provided.*** Communal open space of not less than 4,000m² would also be provided and accessible by the public.”]

[The Chairman thanked Mr Mann M.H. Chow, DPO/HK, and Ms Erica S.M. Wong, STP/HK, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

[Mr Rico W.K. Tsang and Ms Karmin Tong, Senior Town Planners/Hong Kong (STPs/HK), Ms Natalie L.Y. Luk and Ms Vicki Y.Y. Au, Town Planners/Hong Kong (TPs/HK) were invited to the meeting at this point.]

Agenda Item 12

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/H15/286 Proposed Minor Relaxation of Building Height Restrictions for Permitted Flat, Social Welfare Facility, Eating Place and Shop and Services Uses in “Residential (Group A)” Zone, Aberdeen Inland Lot 260, Yue Kwong Chuen, Aberdeen Reservoir Road, Aberdeen, Hong Kong

(MPC Paper No. A/H15/286A)

69. The Secretary reported that the application site (the Site) was in Aberdeen and submitted by Hong Kong Housing Society (HKHS). The following Members had declared interests on the item:

Mr Ivan M.K. Chung - being an ex-officio member of the Supervisory Board of HKHS;
(Chairman)
(as the Director of Planning)

Mr Daniel K.S. Lau - being a member of HKHS and a director of Warehouse Teenage Club located in Aberdeen;

Ms Lilian S.K. Law - being a member of HKHS; and

Mr Timothy K.W. Ma - being a member of the Supervisory Board of HKHS.

70. The Committee noted that Messrs Daniel K.S. Lau and Timothy K.W. Ma had tendered apologies for being unable to attend the meeting. As the interest of Mr Ivan M.K. Chung, the Chairman, was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item. As Ms Lilian S.K. Law had no involvement in the application, the Committee agreed that she could stay in the meeting. Mr Wilson Y.W. Fung, the Vice-chairman, took over the chairmanship of the meeting temporarily.

[Mr Ivan M.K. Chung left the meeting temporarily at this point.]

Presentation and Question Sessions

71. With the aid of a PowerPoint presentation, Mr Rico W.K. Tsang, STP/HK, briefed Members on the background of the application, the proposed redevelopment, the departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

72. Some Members raised the following questions:

Geotechnical Consideration

- (a) feasibility of redevelopment at the Site with the proposed building height (BH), given that the Site was situated on a slope with steep gradient;
- (b) relationship between the rockhead and the proposed BH relaxation;

Traffic and Pedestrian Connections

- (c) whether the redevelopment scheme would generate any adverse traffic impact on the surrounding area;
- (d) noting that Aberdeen Reservoir Road (ARR) abutting the Site was a sloping road with steep gradient, details on pedestrian connections from the lowest level of ARR to the lower part of Yue Kwong Chuen (YKC) and from the lower blocks to the upper blocks of the redevelopment scheme in future;

Government, Institution and Community (GIC) Facilities and Associated Transport Arrangement

- (e) the types of GIC facilities to be provided within the redevelopment scheme;
- (f) whether additional pedestrian flow resulted from the proposed GIC facilities had been taken into account in the traffic assessment; and

- (g) transport arrangement and location of the lay-bys for the GIC facilities within the redevelopment scheme.

73. In response, Mr Rico W.K. Tsang, STP/HK, made the following main points:

Geotechnical Consideration

- (a) a Geotechnical Planning Review Report submitted in support of the planning application demonstrated the feasibility of the redevelopment scheme on the steep slope. In this regard, the Head of Geotechnical Engineering Office of Civil Engineering and Development Department was consulted and had no objection to the application;
- (b) given that the Site was located on hillside with high rockhead level, to avoid using deep excavation method thus saving construction cost and time for the redevelopment scheme which would in turn facilitate timely flat production and minimize disturbance to the on-site rehousing tenants and nearby residents during the construction stage, the applicant proposed to relax the BH restriction. Relevant factors, including the existing development context of the surrounding area, the statutory planning control and the potential visual impact, had been taken into consideration in the formulation of the proposed scheme and the relaxed BH. A three-tier stepped BH profile was proposed with the highest BH of 168.5mPD at Blocks 4 and 5 in the northeastern portion, and descending westward to 152.5mPD at Block 3 and further dropping to 137.6mPD at Blocks 1 and 2 in the southwestern portion of the Site. The stepped BH profile was considered a natural extension of the existing high-rise residential development cluster in the surroundings while respecting the natural topography of the Site;

Traffic and Pedestrian Connections

- (c) the findings of the Traffic Impact Assessment (TIA) submitted by the applicant demonstrated that the capacity of the road network in the vicinity, with the implementation of proposed road improvement works at the junction

of Aberdeen Main Road/Aberdeen Reservoir Road, would be able to cope with the traffic flow arising from the redevelopment scheme with about 3,000 flats. The Transport Department (TD) had no adverse comment on the application subject to the incorporation of an approval condition on the design and construction of road improvement works proposed by the applicant;

- (d) the sloping ARR was about 100m long with a level difference of about 30m between the highest and lowest levels. For access from the lowest level of ARR to YKC, the pedestrians could either walk along ARR or take the lift near the Aberdeen Kaifong Welfare Association to reach the podium of Yue Fai Court then walk along the lower part of Yue Kwong Road leading to YKC. For access from the lower blocks to the upper blocks within the redevelopment scheme in future, according to the indicative scheme, pedestrians could either pass through the shopping mall where there would be escalators, or walk along the landscaped area at the fringe of the Site which would be linked to a lift tower and a pedestrian footbridge connecting to the upper blocks;

Government, Institution and Community (GIC) Facilities and Associated Transport Arrangement

- (e) four types of GIC facilities were proposed on UG3 and UG4 of the podium of the lower block, including (i) a 150-place Residential Care Home for the Elderly cum a 30-place Day Care Unit for the Elderly (RCHE cum DCU); (ii) Home Care Services for Frail Elderly Persons; (iii) a 120-place Day Care Centre for the Elderly; and (iv) a 60-place Special Child Care Centre, as requested by the Social Welfare Department;
- (f) the population of the 150-place RCHE cum DCU was not included in the estimated population of the redevelopment scheme. Notwithstanding that, the TIA had taken into account the traffic and pedestrian flows resulted from the proposed GIC facilities and TD considered the findings and recommendations of the TIA acceptable. As mentioned above, an approval condition in respect of road improvement works had been recommended; and

- (g) there would be three separate run-in/-out vehicular access points, which were similar to the existing arrangement, for the redevelopment scheme. The existing vehicular access on ARR to the immediate north of the lower junction of Yue Kwong Road would serve as run-in only while a new run-out was proposed at lower Yue Kwong Road. Those two run-in/-out would be the primary vehicular accesses to the car park at podium and basement levels of the lower blocks. As the GIC facilities would be located on UG3 and UG4 of podium levels of the lower blocks, adequate loading/unloading bays to serve the GIC facilities and other uses would be provided inside the car park within the podium. Also, a new run-in/-out vehicular access would be provided at about 50mPD south of the upper part of Yue Kwong Road to serve the redevelopment at P1 level of the podium where loading/unloading bays and emergency vehicle access would also be provided.

[Professor Roger C.K. Chan left the meeting during the question and answer session.]

Deliberation Session

74. Noting the topographical constraint of the Site being situated at a steep slope, a few Members expressed concern on pedestrian connectivity and walkability. Members generally agreed with the proposed BH relaxation for the redevelopment scheme and considered that there was scope for the applicant to enhance pedestrian connectivity within the redevelopment scheme and its connection with the surrounding areas in the detailed design stage.

75. 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 24.6.2026, 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 design and provision of the welfare facilities to the satisfaction of the Director of Social Welfare or of the TPB;

- (b) the design and provision of internal transport facilities and vehicular accesses to the satisfaction of the Commissioner for Transport or of the TPB;
- (c) the design and construction of the road improvement measures at the junction of Aberdeen Main Road/Aberdeen Reservoir Road, as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;
- (d) the submission of an updated noise impact assessment and implementation of noise mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB; and
- (e) the submission of a natural terrain hazard study and implementation of any hazard mitigation measures identified therein to the satisfaction of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department or of the TPB.”

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

[Mr Ivan M.K. Chung joined the meeting at this point.]

Agenda Item 13

Section 16 Application

[Open Meeting]

A/H25/21 Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 5 Years in “Open Space” Zone, Part of Basement Level B1 of the Car Park Complex, Hong Kong Convention and Exhibition Centre (Phase 1), 1 Harbour Road, Wan Chai, Hong Kong
(MPC Paper No. A/H25/21)

77. The Secretary reported that the application was submitted by Automall Limited, which was a subsidiary of New World Development Company Limited (NWD). Mr Ricky W.Y. Yu had declared an interest on the item for being the Director and Chief Executive Officer of Light Be which had received donations from Chow Tai Fook Charity Foundation (related to NWD) and would rent a piece of land from NWD for social housing development projects of Light Be.

78. 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.

79. The Secretary reported that the applicant's representative requested on 8.6.2022 deferment of consideration of the application for one month so as to allow more time to address departmental comments. It was the first time that the applicant requested deferment of the application.

80. 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 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/H3/442 Proposed Minor Relaxation of Building Height Restriction for Permitted Office, Shop and Services and Eating Place Uses in “Commercial” Zone, 92-103A Connaught Road West and 91, 99 & 101 Des Voeux Road West, Sheung Wan, Hong Kong
(MPC Paper No. A/H3/442D)

81. The Secretary reported that the application site (the Site) was located in Sai Ying Pun, Sheung Wan. Ove Arup & Partners Hong Kong Limited (ARUP) was one of the consultants of the applicant. The following Members had declared interests on the item:

Mr Franklin Yu - his firm having current business dealings with ARUP;

Professor Roger C.K. Chan - his spouse owning a flat in Sai Ying Pun; and Chan

Ms Bernadette W.S. Tsui - her spouse being a director of a company owning property in Sheung Wan.

82. The Committee noted that Professor Roger C.K. Chan had already left the meeting. As Mr Franklin Yu had no involvement in the application, and the property owned by the company of Ms Bernadette W.S. Tsui’s spouse had no direct view of the Site, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

83. With the aid of a PowerPoint presentation, Ms Karmin Tong, STP/HK, 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.

84. Noting the Lands Department (LandsD)'s adverse comment on the proposed glass canopy which would cover the existing right-of-ways (ROWs), a Member asked why the proposed at-grade north-south pedestrian connection between Connaught Road West and Des Voeux Road West could not be covered. In response, Ms Karmin Tong, STP/HK, explained that according to LandsD, the proposed pedestrian connection, which would be open to the public for 24-hour access, extended over some lots within the Site that were subject to a ROW clause under the land leases. As the owners and occupiers of the adjoining lots outside the Site, which were under multiple ownership, had the right to use the said ROWs, the part of the proposed glass canopy erected over the ROWs was considered not acceptable under the relevant lease conditions of the concerned lots.

85. The same Member further enquired whether the proposed canopy would be allowed if the height of which was set at a higher level without blocking the ROWs. As invited by the Chairman, Ms Trevina C.W. Kung, Assistant Director/Regional 1, LandsD, said that part of the proposed canopy would fall within the ROWs for the adjoining lot owners. As the interests of the adjoining lots should not be affected, it was not just a matter of modifying the lease to allow for the proposed canopy. The legal justifications had been provided by the applicant to support the proposal of building over the ROWs, which were under examination at the moment.

86. The same Member noted that all the E&M facilities, which were assumed to serve both the Lower Block and Main Block of the proposed development, were located on 1/F of the Lower Block and asked whether the aforesaid ROWs issue would have any implications on the shared-use of the E&M facilities. In response, Ms Karmin Tong, STP/HK, said that the E&M facilities at the Lower Block would serve the Main Block via underground pipes and linkage, running through the lots under the applicant's ownership and LandsD had no adverse comment in that regard.

Deliberation Session

87. The Chairman remarked that the legal documents regarding the proposed canopy over the ROW were being examined by LandsD and that issue would be resolved under the land administration regime. Members were invited to consider if the proposed minor relaxation of building height restriction under application was considered acceptable from the

planning perspective.

88. 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 24.6.2026, 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 design and provision of vehicular access and internal transport facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (b) the submission of a Sewerage Impact Assessment (SIA) to the satisfaction of the Director of Environmental Protection or of the TPB; and
- (c) the implementation of the local sewerage upgrading/sewerage connection works as identified in the SIA to the satisfaction of the Director of Drainage Services or of the TPB.”

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

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/H3/445 Proposed Flat with Permitted Shop and Services/Eating Place Uses in
“Commercial” Zone, 28 Des Voeux Road West, Sheung Wan, Hong
Kong
(MPC Paper No. A/H3/445)

90. The Secretary reported that the application site (the Site) was located in Sai Ying Pun, Sheung Wan. Ove Arup & Partners Hong Kong Limited (ARUP) was one of the consultants of the applicant. The following Members had declared interests on the item:

Professor Roger C.K. Chan - his spouse owning a flat in Sai Ying Pun; and Chan

Ms Bernadette W.S. Tsui - her spouse being a director of a company owning property in Sheung Wan.

91. The Committee noted that Professor Roger C.K. Chan had already left the meeting. As the property owned by the company of Ms Bernadette W.S. Tsui's spouse had no direct view of the Site, the Committee agreed that she could stay in the meeting.

Presentation and Question Sessions

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

93. Members had no question on the application.

Deliberation Session

94. The Chairman remarked that the Site and its surroundings were previously zoned "Commercial/Residential" on the OZP. The area was characterised with a mixed land use pattern with commercial uses intermixed with residential developments and it was difficult to distinguish if any part of the area was solely for residential or commercial use. Hence, each application should be considered based on its individual context and the proposed scheme. Members generally had no objection to the subject application.

95. 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 24.6.2026, 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 design and provision of vehicular access, vehicle parking spaces and loading/unloading facilities, and manoeuvring spaces for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB; and
- (b) the submission of a revised Noise Impact Assessment and implementation of the mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the TPB.”

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

Agenda Item 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/H24/29 Proposed Government Use (Fire Station-cum-Ambulance Depot with Ancillary Facilities and Community Life Support Training Centre) in “Open Space” Zone and area shown as ‘Road’, Government land at the junction of Lung Hop Street and Fenwick Pier Street, Wan Chai, Hong Kong

(MPC Paper No. A/H24/29)

Presentation and Question Sessions

97. With the aid of a PowerPoint presentation, Ms. Karmin Tong, STP/HK, 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.

98. In response to a Member’s enquiry, the Chairman said that the subject application was for proposed ‘Government Use’ within an area partly zoned “Open Space” (“O”) and partly shown as ‘Road’ on the Outline Zoning Plan (OZP). According to the Notes of the

OZP, 'Government Use' within "O" zone was a Column 2 use which required planning permission from the Town Planning Board (the Board) while all uses or development within area shown as 'Road', except for the uses specified in the covering Notes of the OZP, would also require planning permission from the Board.

99. Noting that the proposed development would involve an existing "O" zone, a Member asked about the existing provision of open space in the area. In response, Ms Karmin Tong, STP/HK, said that although there would be a loss of planned open space, in accordance with the requirements of the Hong Kong Planning Standards and Guidelines, there was no deficit in planned open space provision in the OZP area and the Wan Chai District as a whole even if the application site (the Site) was developed for the government use.

100. A Member enquired whether the Fenwick Pier Building (the Building) was of any historic values and if there were any measures to preserve parts of the Building. In response, Ms Karmin Tong, STP/HK, said that according to the Heritage Evaluation Report submitted by the applicant, the Building was assessed to have some historic, contextual and social significance but very low architectural significance. Measures including proper documentation (including photographic and 3D scanning) would be conducted for the Building, and the historic fabrics or architectural elements preliminarily identified would be salvaged and preserved as far as possible. The details, including the possibility to display any of the salvaged items to interpret the history of Fenwick Pier, would be further studied and developed in the detailed design stage and agreed with relevant bureaux/department(s) before implementation. The Antiquities and Monuments Office had no adverse comment on the application and an approval condition in relation to heritage preservation was recommended.

101. A Member, considering that the larger area covering the Site and the Hong Kong Academy for Performing Arts (HKAPA) and the Hong Kong Arts Centre (HKAC) in its vicinity had formed a cultural cluster, asked about the details on site selection for the proposed fire station. In response, Ms Karmin Tong, STP/HK, said that the application was to facilitate the re-provisioning of the existing Kong Wan Fire Station which needed to be relocated to make way for the Wan Chai North Redevelopment. The Site, having taken into account the traffic condition in the area, was identified as the only available suitable site that

could meet the technical and operational requirements of the Fire Services Department (FSD).

Deliberation Session

102. A Member, whilst noting the difficulty in identifying a suitable relocation site for the fire station, considered that such development might not be compatible with the neighbouring HKAPA and HKAC which together formed a cultural cluster in the area. The Chairman remarked that in a wider context, the Site and its surroundings formed a GIC cluster with developments like Central Government Offices and the Legislative Council Complex. Hence, the proposed development as a GIC use was considered not incompatible with the surrounding area. Also, relevant factors including limited site availability, technical and operational requirements of fire station, traffic considerations and the implementation of Wan Chai North Redevelopment had been fully considered by the applicant and FSD. To address the Member's concern, there was scope for FSD and its implementation agent, Architectural Services Department, to explore more sensitive and distinctive design for the proposed fire station with a view to further enhancing its compatibility with the surrounding developments.

103. 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 24.6.2026, 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 design and provision of not less than 800m² at-grade public open space to the satisfaction of the Director of Leisure and Cultural Services or of the TPB; and
- (b) the submission of 3D Scanning, photographic and cartographic records of the existing Fenwick Pier and the revised Heritage Evaluation Report and implementation of mitigation measures identified therein before commencement of works to the satisfaction of the Antiquities and Monuments Office or of the TPB.”

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

[The Chairman thanked Mr Rico W.K. Tsang and Ms Karmin Tong, STPs/HK, Ms Natalie L.Y. Luk and Ms Vicki Y.Y. Au, TPs/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 17

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K14/804 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, 334-336 and 338 Kwun Tong Road, Kwun Tong, Kowloon
(MPC Paper No. A/K14/804C)

Presentation and Question Sessions

105. 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 (PlanD) had no objection to the application.

106. In response to a Member's enquiry on the proposed greenery, Ms Jessie K.P. Kwan, STP/K, said that various greenery features were incorporated in the proposed scheme, including vertical greening on the section of building façade of G/F facing Kwun Tong Road,

greenery area on G/F facing Tai Yip Street, communal open space on 2/F which was within the 15m primary zone that would be visible by pedestrians along Tai Yip Street, and a landscaped area on R/F. Relatively more greenery was proposed in the development fronting Kwun Tong Road as the pedestrian flow thereat was expected to be higher.

107. A Member enquired how the sustainability of the greenery features in the proposed development could be ensured. In response, Ms Jessie K.P. Kwan, STP/K, said that the applicant had submitted a Landscape Master Plan which provided information on how the proposed greenery would be implemented. The future building design would also need to comply with the Sustainable Building Design Guidelines under which live plants should be provided for the greenery areas/green features. A standard landscape clause could be included at the lease modification stage to ensure that the applicant/landowner would properly maintain the green features.

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

Deliberation Session

108. Members generally considered that the applicant had a good intention to improve the pedestrian environment by providing vertical greening on the building façade of the proposed development fronting Kwun Tong Road. A Member further suggested to incorporate two additional advisory clauses to advise the applicant to (i) provide vertical greening along Tai Yip Street as well as landscape feature at the proposed public passageway linking up Tai Yip Street and Kwun Tong Road on G/F of the proposed development, and (ii) explore the possibility of using recycled water for irrigating the landscape features within the proposed development.

109. 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 24.6.2026, 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 revised Drainage Impact Assessment to the satisfaction of the Director of Drainage Services or of the TPB;

- (b) the implementation of the local drainage upgrading/drainage connection works identified in the revised Drainage Impact Assessment 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 the 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 therein, to the satisfaction of the Commissioner for Transport or of the TPB;
- (e) 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
- (f) 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.”

110. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper with the following additional advisory clauses:

- “(a) to provide vertical greening along Tai Yip Street and landscape features at the proposed public passageway linking up Tai Yip Street and Kwun Tong Road on G/F of the proposed development; and
- (b) to explore the possibility of using recycled water for irrigating the landscape features within the proposed development.”

[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 18

Any Other Business

111. There being no other business, the meeting was closed at 1:25 p.m..