

TOWN PLANNING BOARD

Minutes of 706th Meeting of the Metro Planning Committee held at 9:00 a.m. on 28.10.2022

Present

Director of Planning
Mr Ivan M. K. Chung

Chairman

Mr Wilson Y.W. Fung

Vice-chairman

Ms Sandy H.Y. Wong

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

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

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

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

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

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

Secretary

Absent with Apologies

Mr Franklin Yu

Mr Stanley T.S. Choi

Ms Bernadette W.S. Tsui

In Attendance

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

Chief Town Planner/Town Planning Board
Ms Kitty S.T. Lam

Town Planner/Town Planning Board
Ms Denise M.S. Ho

Agenda Item 1

Confirmation of the Draft Minutes of the 705th MPC Meeting held on 14.10.2022

[Open Meeting]

1. The draft minutes of the 705th MPC meeting held on 14.10.2022 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 2A

[Open Meeting]

Proposed Amendments to the Approved Kwai Chung Outline Zoning Plan No. S/KC/30
(MPC Paper No. 13/22)

3. The Secretary reported that the proposed amendments involved, amongst others, two proposed public housing sites to be developed by the Hong Kong Housing Authority (HKHA). The following Members had declared interests on the item:

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| Mr Paul Y.K. Au
<i>as the 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
Ms Lilian S.K. Law | }
} | being members of the Hong Kong Housing Society (HKHS) which currently had discussion with HD (the executive arm of the HKHA) on housing development issues; and |
| Mr Timothy K.W. Ma | - | being a member of the Supervisory Board of HHKS which currently had discussion with HD (the executive arm of the HKHA) on housing development issues. |

4. The Committee noted that Mr Franklin Yu had tendered an apology for being unable to attend the meeting. 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 Plan (OZP) in relation to the public housing developments were proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA only needed to be recorded and they could stay in the meeting.

Presentation and Questions Sessions

5. The following representatives from PlanD, HD, Civil Engineering and Development Department (CEDD), Architectural Services Department (ArchSD), Food and Environmental Hygiene Department (FEHD) and Atkins China Limited (ATKINS) (consultant of CEDD) were invited to the meeting at this point:

PlanD

- Mr Derek P.K. Tse - District Planning Officer/Tsuen Wan & West Kowloon (DPO/TWK)
- Mr Stephen C.Y. Chan - Senior Town Planner/Tsuen Wan & West Kowloon (STP/TWK)
- Mr Elton H.T. Chung - Town Planner/Tsuen Wan & West Kowloon

HD

- Mr L.C. Chan - Senior Planning Officer (8)
- Ms Joyce C.Y. Wong - Architect (82)
- Ms Vicky W.K. Lam - Architect (94)
- Ms Winky W.K. Lam - Civil Engineer (2)

CEDD

- Mr K.W. Lee - Chief Engineer/Special Duties (Works) (CE/SD (W))
- Mr S.M. Tam - Senior Engineer 5/Special Duties (Works)
- Ms K. M. Lau - Engineer 3/Special Duties (Works)

ArchSD

Mr Y.T. Chow - Senior Project Manager 321

FEHD

Mr K.Y. Chan - Senior Superintendent (Public Columbaria Project Team)

ATKINS

Mr Dickson Law

Mr Henry Chung

6. With the aid of a PowerPoint presentation, Mr Stephen C.Y. Chan, 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 - rezoning of a site to the east of Shek Pai Street from “Green Belt” (“GB”) to “Residential (Group A)3” (“R(A)3”) with stipulation of building height restriction (BHR) of 260mPD for a public housing development;
- (b) Amendment Item A2 - rezoning of a site to the east of Lei Pui Street from “GB” to “Government, Institution or Community” (“G/IC”) for a primary school;
- (c) Amendment Item A3 - rezoning of a site to the east of On Chuk Street from “GB” to “G/IC” for a reprovisioned fresh water pump house;
- (d) Amendment Item B - rezoning of Kwai On Factory Estate (KOFE) from “Industrial” (“I”) to “R(A)4” with stipulation of BHR of 125mPD for a public housing development;
- (e) Amendment Item C - rezoning of a site at the southern end of Kwai Yue Street from “G/IC” to “Other Specified Uses” annotated “Columbarium

(2)” (“OU(Columbarium)(2)”) with stipulation of BHR of 35mPD for a columbarium development; and

- (f) Amendment Item D - rezoning of a site at the junction of Kwok Shui Road and Lei Muk Road, from “Open Space” (“O”) to “Other Specified Uses” annotated “Buildings with Historical and Architectural Interests Preserved for Social Welfare Facility Use” (“OU(BHAI)”) with stipulation of BHR of five storeys for the development of a residential care home for the elderly.

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

Items A1 to A3 – Area to the east of Shek Pai Street for Public Housing and GIC Developments

Need for a Primary School

8. Some Members raised the following questions:

- (a) the site area of the proposed primary school;
- (b) noting a decline in school-age children and a surplus of 271 secondary school classrooms in the planning area, whether there was a need to provide a primary school at the Item A2 site (Site A2), and whether those surplus secondary school premises could be converted for primary school use; and
- (c) whether Site A2 was suitable for primary school development given its location at the uphill area.

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

- (a) an area of about 5,690m² was reserved for the proposed primary school;
- (b) the proposed primary school was required by the Education Bureau (EDB)

to serve the additional population from the public housing development at the Item A1 site (Site A1). The proposed public housing development would have a population of about 15,000 and about 600 primary school places would be needed. According to the Hong Kong Planning Standards and Guidelines (HKPSG), a 24-classroom primary school was hence required. Even after taking into account the primary school provision at Site A2, there would still be a shortfall of 6 classrooms for primary school in the planning area;

- (c) according to the HKPSG, the provision of adequate primary school places within comprehensive housing developments would have the merit of minimising the travelling time required of students residing in the estates. Existing primary schools in Kwai Chung such as Shek Lei St. John's Catholic Primary School and Salesian Yip Hon Primary School were located within public housing estates. Although there was surplus of secondary school classrooms in the planning area, there was no indication from EDB that there were vacant secondary school premises suitable for conversion; and
- (d) given the scale of the proposed public housing and school developments at Shek Pai Street (about 6 ha), a public transport interchange was proposed to serve the future residents. A footbridge and a lift tower were proposed to connect Site A1 with Shek Lei Estate and Shek Pai Street respectively for enhancing the pedestrian connectivity.

Modular Integrated Construction

10. Noting that HD would adopt Modular Integrated Construction (MiC) method for the public housing development at Site A1, a Member enquired whether adequate allowance had been included in the proposed BHR. In response, Mr Derek P.K. Tse, DPO/TWK, said that according to the Engineering Feasibility Study (EFS) conducted by CEDD, a building height of 250mPD was assumed in the original conceptual scheme. After taking into account HD's advice, a BHR of 260mPD was subsequently proposed to allow flexibility in design for using MiC.

11. A Member enquired whether there would be any change in building bulk and potential air ventilation impact arising from gross floor area (GFA) and site coverage concessions associated with MiC. In response, Mr Derek P.K. Tse, DPO/TWK, said that even if the building bulk was increased, adequate building separation (i.e. 15m) as proposed by EFS would have to be provided through building design to facilitate air ventilation. In addition, HD would conduct a further quantitative air ventilation assessment during the detailed design stage to alleviate the impact on air ventilation. Ms Joyce C.Y. Wong, Architect, HD, supplemented that they had conducted a preliminary design assessment related to MiC. Even though the buildings might be slightly bulkier adopting the method, the building separation requirement would still be met.

Ecological and Landscape Impacts

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

- (a) whether the existing streams, wildlife such as monkeys and hiking trails within and near Site A1 would be affected and the proposed mitigation measures; and
- (b) noting that among the 2,554 trees identified within the site boundary, 408 trees would be retained but only about 1,600 new trees would be planted, whether the proposed tree compensation was adequate.

13. In response, Mr Derek P.K. Tse, DPO/TWK and Mr K.W. Lee, CE/SD(W), CEDD, made the following main points :

- (a) according to the findings of the Ecological Impact Assessment (EcoIA), there were three streams at Site A1 including one perennial stream in the north and two ephemeral streams in the south. Some species with conservation interest (e.g. endemic freshwater crab (*Nanhaipotamon hongkongense* (香港南海溪蟹) and *Cryptopotamon anacoluthon* (鯪刺溪蟹)) were found in the stream at the northern part of the site. The 'capture and relocation' method would be adopted for those species of conservation

interest and they would be relocated to suitable habitats outside the site, e.g. upper stream area in the vicinity. Such method had been adopted in other public works projects and was considered effective;

- (b) although some monkeys were found in the nearby Kam Shan Country Park, Site A1 was not identified as a habitat for monkeys according to the EcoIA. In addition, monkeys were highly mobile. To avoid potential disturbance to wildlife including monkeys in the hillside area, the site would be fenced off during the construction period;
- (c) there were existing footpaths at Sites A1 and A2 providing connections to the hiking trails in Kam Shan Country Park and villages/temples in the uphill area. Temporary pedestrian routes would be provided prior to commencement of site formation works to cater for the need of trail users. In the future, trail users would gain access through the new public road or pedestrian access through the proposed public housing development; and
- (d) on tree proposal, a total of about 1,600 new trees were proposed and efforts had been made to maximise the number of new trees to be planted within Site A1, i.e. about 350 trees and 277 trees would be planted within the public housing site and along the proposed public road respectively. Given the site constraint with significant level difference, suitable areas within the adjacent “GB” zone had also been identified for off-site compensation with a view to enhancing the conditions of the existing secondary woodland and enriching the habitat of woodland with planting of native species. The biodiversity of the area would be enhanced.

Others

14. A Member enquired whether the proposed development had taken into consideration visual impact on ridgelines. In response, Mr Derek P.K. Tse, DPO/TWK, said that for preservation of views to ridgelines, it referred to the protection of ridgelines at Victoria Peak and Lion Rock around Victoria Harbour. For areas outside Victoria Harbour, new developments should respond to the local topographical and landscape setting. For the proposed public housing development at Site A1, the proposed building height of 260mPD

was below the highest point of Golden Hill (about 370mPD). As demonstrated in the visual impact assessment, public views towards the mountain backdrop would unlikely be affected.

15. Noting that many social welfare facilities were proposed at various developments in the current round of OZP amendments, a Member said that the Social Welfare Department (SWD) should take the opportunity to provide more community-based carers' services in the planning area to take care of elders in the community. The Chairman said that the Member's view would be conveyed to SWD for follow-up actions, as appropriate.

Item B – Public Housing Development at KOFE

16. A Member raised the following questions:

- (a) noting that the site was located within the "Industrial" zone, whether the public housing development would have interface problem with surrounding warehouse and data centre developments; and
- (b) whether connectivity to other residential developments and open spaces in the area was adequate.

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

- (a) the area to the west of KOFE was zoned "Other Specified Uses" annotated "Business" ("OU(B)") and some sites were already redeveloped into commercial and office/business uses in recent years. Those completed developments had improved and uplifted the local environment. The traditional and polluting industries in the surrounding areas had been gradually phased out due to economic transformation. In general, there were no polluting industrial uses in the vicinity of KOFE and the industrial buildings within the "I" zone at large were mainly for warehouse/storage and office uses; and
- (b) there was an existing footbridge system via the Kowloon Commercial

Centre (KCC) providing connection to the MTR Kwai Hing Station. The footbridge across Kwai Chung Road was opened to the public for 24 hours daily. Besides, the public could use the passageways inside KCC during business hours, and the lift tower/ staircases at Kwai Cheong Road after business hours for connection to the footbridge system. There were also existing at-grade crossings in the area providing connections between KOFE and Kwai Fong Estate.

18. In response to the Chairman's question on the design of the proposed public housing development, Mr L.C. Chan, Senior Planning Officer, HD said that there would be two residential blocks and a building gap of 15m wide above 18mPD would be provided to enhance air ventilation. Social welfare facilities of about 5% of attainable domestic GFA and 20% greenery area would also be provided within the development. Since there were shops and services in the vicinity, retail facilities were not proposed in the conceptual scheme. The site was located within an area with mainly office and non-polluting industrial uses, and the environmental quality was generally acceptable. The layout of the proposed public housing development would be subject to refinements at the detailed design stage.

Item C – Proposed Columbarium at Kwai Yue Street

19. Noting that the proposed columbarium was located at the waterfront, a Member enquired whether the proposed development would have any adverse visual impact on the scenic waterfront setting and whether alternative site for the proposed columbarium development had been considered. In response, Mr Derek P.K. Tse, DPO/TWK, said that after a few rounds of site search, the site at Kwai Yue Street was considered the most suitable since there was no residential development in the vicinity. In addition, the proposed low-rise development with a BH of not more than 35mPD was visually compatible with the surrounding waterfront context. The Kwai Tsing District Council (K&TDC) had been consulted and in general supported the proposal.

20. In response to a Member's question on the basis for providing 68,500 niches at the subject site, Mr Y.T. Chow, Senior Project Manager, ArchSD, said that the proposed number of niches was based on the findings of the Traffic Review Study completed in May 2022. The additional traffic and pedestrian volume arising from the proposed columbarium would be manageable with the implementation of mitigation measures including crowd

management plan and temporary closure of Kwai Yue Street during the Ching Ming and Chung Yeung Festivals, and minor road improvement works along sections of Kai Tai Road.

Item D – Site at Junction of Kwok Shui Road and Lei Muk Road

21. In response to the Chairman’s question on whether the development parameters stipulated in the Notes of the OZP were based on the development scheme in the section 12A application agreed by the Committee on 23.10.2020, Mr Derek P.K. Tse, DPO/TWK, said that the development parameters including the maximum GFA and public open space (POS) requirement stipulated in the Notes were based on the development scheme submitted by the applicant. In response to some Members’ previous comments on the provision of the residential care home for the elderly (RCHE) bed spaces and POS in considering the development scheme, after liaison with the applicant and relevant Government departments, it was initially assessed that there would be scope to further increase the RCHE bed spaces up to about 20%, i.e. 170 spaces with corresponding increase in GFA, as well as an increase of POS up to about 1,524m². As more compatible GIC uses had been proposed as Columns 1 and 2 uses as previously requested by the Committee, the applicant would holistically review the development scheme, taking into account the Committee’s views and the latest Columns 1 and 2 uses, and submit a revised development scheme together with the necessary technical assessments and a Conservation Management Plan through section 16 planning application to the Committee for consideration in future, should the site be rezoned to the said “OU(BHAI)” zone.

22. After deliberation, the Committee decided to :

- “(a) agree to the proposed amendments to the approved Kwai Chung Outline Zoning Plan (OZP) No. S/KC/30 and that the draft Kwai Chung OZP No. S/KC/30A at Attachment II (to be renumbered to S/KC/31 upon exhibition) and its Notes at Attachment III of MPC Paper No. 13/22 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. 13/22 for the draft Kwai Chung OZP No. S/KC/30A as an expression of the planning intentions and objectives of the Board for

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 and the consultants from ATKINS for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Agenda Item 3

Section 16 Application

[Open Meeting]

A/KC/494 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Industrial Use in “Industrial” Zone, 19-21 Wing Kin Road, Kwai Chung, New Territories
(MPC Paper No. A/KC/494)

24. The Committee noted that the applicant’s representative requested on 13.10.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

circumstances.

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

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/KC/495 Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development in “Residential (Group A)” Zone, Shek Lei (II) Estate (Part), Shek Li Street, Kwai Chung, New Territories

(MPC Paper No. A/KC/495)

26. The Secretary reported that the application was submitted by the Hong Kong Housing Authority (HKHA). The following Members had declared interests on the item:

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| Mr Paul Y.K. Au
<i>as the 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 members of the Hong Kong Housing Society (HKHS) which currently had discussion with HD (the executive arm of the HKHA) on housing development issues; and |
| Ms Lilian S.K. Law | | |
| Mr Timothy K.W. Ma | - | being a member of the Supervisory Board of HKHS which currently had discussion with HD (the executive arm of the HKHA) on housing development issues. |

27. The Committee noted that Mr Franklin Yu had tendered an apology for being unable to attend the meeting. As the interest of Mr Paul Y.K. Au was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item. As Messrs Daniel K.S. Lau, Timothy K.W. Ma and Ms Lilian S.K. Law had no involvement in the application, the Committee agreed that they could stay in the meeting.

[Mr Paul Y.K. Au left the meeting temporarily at this point.]

Presentation and Question Sessions

28. 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.

29. In response to a Member's question, Mr Stephen C.Y. Chan, STP/TWK, said that greening features including a landscaped garden at podium level of the residential blocks and a rooftop garden at the non-domestic block were proposed by the applicant. In addition, façade treatment and building gaps would be incorporated in the design to alleviate potential air ventilation and visual impacts.

Deliberation Session

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 28.10.2026, 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 and 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 an updated Noise Impact Assessment and the

implementation of the noise mitigation measures identified therein 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 to the satisfaction of the Director of Drainage Services or of the TPB.”

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

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

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

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/K1/266	Proposed Minor Relaxation of Building Height Restriction from 45mPD to 67.5mPD for the Redevelopment of Block VA and Block VS in “Government, Institution or Community” and “Open Space” Zones, Main Campus of the Hong Kong Polytechnic University, Kowloon Inland Lot No. 9853 RP & Ext. (Part), Kowloon (MPC Paper No. A/K1/266)
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32. The Secretary reported that the application was submitted by the Hong Kong Polytechnic University (PolyU) and the application site (the Site) was located in Hung Hom. The following Members had declared interests on the item:

Professor Roger C.K. Chan - being the Professor and Head of Division of Social Sciences, Humanities and Design, College of Professional and Continuing Education, PolyU; and

Mr Stanley T.S. Choi - owning a flat in Hung Hom.

33. The Committee noted that Mr Stanley T.S. Choi had tendered an apology for being unable to attend the meeting. As the interest of Professor Roger C.K. Chan was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item.

[Professor Roger C.K. Chan left the meeting temporarily at this point.]

Presentation and Question Sessions

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

[Mr Paul Y.K. Au rejoined the meeting during the presentation session.]

35. Some Members raised the following questions:

- (a) noting that a public comment had expressed concern on open space provision, whether the existing public open space would be affected by the proposed development;
- (b) information on the building design and target users of the proposed greening area within the application site; and
- (c) whether the proposed relaxation of building height restriction (50%) was considered as minor.

36. In response, Mr Clement Miu, STP/TWK, made the following main points:

- (a) the strip of “Open Space” zone along Chatham Road South covering a small portion of the Site was required to be opened to the public daily between 7:00 a.m. and 10:00 p.m. under lease and it would not be affected by the proposed development;
- (b) the open space within the proposed building was intended for internal use by students and staff of PolyU. Landscape features in the form of outdoor sky gardens, green rooftops, landscaped terraces, landscape areas and edge plantings were provided on multiple levels to enhance the landscape and building quality; and
- (c) application for minor relaxation of building height (BH) restriction would be considered by the Committee based on individual merits, and the applicant should provide justifications to demonstrate a genuine need to relax the BH. For the subject application, the proposed BH of 67.5mPD was compatible with the adjoining buildings, e.g. Li Ka Shing Tower (82.8mPD) and Jockey Club Innovation Tower (63.3mPD) to its immediate east and north respectively. The greening ratio had significantly increased from about 8% to not less than 20%. The proposed relaxation of BH would provide the opportunity to incorporate various building design features including an all-weathered canopy and covered walkway at podium floor, and multi-level building voids to promote connectivity, visual interest and building permeability.

Deliberation Session

37. Regarding a Member’s question on the extent of relaxation that could be considered as minor, the Chairman said that there was no fixed percentage set on what constituted as minor, which should be based on the fact and degree of relaxation sought of each case and should be considered on its individual merits and relevant factors. For the subject application, the proposed BH was compatible with those of the adjoining buildings and was considered acceptable by PlanD.

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 28.10.2026, 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 implementation of traffic management control measure(s) and/or restriction on access arrangement as proposed by the applicant to the satisfaction of the Commissioner for Transport or of the TPB;
- (b) the submission of an updated 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 updated Sewerage Impact Assessment in planning condition (b) above to the satisfaction of the Director of Drainage Services or of the TPB;
- (d) the submission of a Land Contamination Assessment in accordance with the prevailing guidelines and the implementation of the remedial 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 provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services 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.

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

[Professor Roger C.K. Chan rejoined the meeting at this point.]

Hong Kong District

[Ms Erica S.M. Wong, Senior Town Planner/Hong Kong (STP/HK), and Ms Vidyan P.S. Ng, Town Planner/Hong Kong, were invited to the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting]

Proposed Amendments to the Approved Kennedy Town and Mount Davis Outline Zoning Plan No. S/H1/22

(MPC Paper No. 12/22)

40. The Secretary reported that the proposed amendment involved a site to be redeveloped by the University of Hong Kong (HKU). The following Members had declared interests on the item:

Mr Wilson Y.W. Fung (the Vice-chairman) - being the Chairman of the Accounting Advisory Board of School of Business, HKU;

Ms Bernadette W.S. Tsui - being the Associate Vice-president (Development & Alumni Affairs) of HKU;

Ms Lilian S.K. Law - being an Adjunct Associate Professor of HKU;
and

Professor Roger C.K. Chan - being an Honorary Associate Professor of HKU.

41. The Committee noted that Ms Bernadette W.S. Tsui had tendered an apology for being unable to attend the meeting. As the interests of the Vice-chairman, Ms Lilian S.K. Law and Professor Roger C.K. Chan were indirect, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

42. With the aid of a PowerPoint presentation, Ms Erica S.M. Wong, STP/HK,

briefed Members on the background of the proposed amendment to the OZP, the technical consideration, consultation conducted and departmental comments as detailed in the Paper. The proposed amendment was as follows:

Amendment Item A (about 1.64 ha) – revision of the building height restriction for a portion of the “Government, Institution or Community” zone at the junction of Pok Fu Lam Road and Pokfield Road from ‘4 storeys’ to ‘115mPD’ and ‘155mPD’.

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

44. Members had no question on the proposed amendment.

45. After deliberation, the Committee decided to :

- (a) agree to the proposed amendment to the approved Kennedy Town and Mount Davis Outline Zoning Plan (OZP) and that the draft Kennedy Town and Mount Davis OZP No. S/H1/22A at Attachment II (to be renumbered to S/H1/23 upon exhibition) and its Notes at Attachment III were suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV for the draft Kennedy Town and Mount Davis OZP No. S/H1/22A (to be renumbered to S/H1/23 upon exhibition) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP and the revised ES would be published together with the OZP.

46. 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 Ms Erica S.M. Wong, STP/HK, and Ms Vidyan P.S. Ng, TP/HK, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Agenda Item 7

Section 16 Application

[Open Meeting]

A/H7/182 Proposed Place of Recreation, Sports or Culture (E-Sports Complex) with Ancillary Eating Place and Shop and Services in "Other Specified Uses" annotated "Sports and Recreation Club" Zone, 88 Caroline Hill Road, Wong Nai Chung, Hong Kong (Inland Lot No. 9041 (Part))
(MPC Paper No. A/H7/182A)

47. The Secretary reported that the application site (the Site) was located in Wong Nai Chung. The following Members had declared interests on the item:

- | | |
|--------------------------------------|---|
| Mr Ivan M.K. Chung
(the Chairman) | - co-owning with spouse a flat in Wong Nai Chung; and |
| Ms Lilian S.K. Law | - co-owning with spouse a flat in Wong Nai Chung. |

48. As the properties co-owned by Mr Ivan M.K. Chung and his spouse, and Ms Lilian S.K. Law and her spouse had no direct view of the Site, the Committee agreed that they could stay in the meeting.

49. The Committee noted that the applicant's representative requested on 14.10.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information 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.

50. 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.

[Mr Ricky W.Y. Yu left the meeting at this point.]

Kowloon District

[Ms H.Y. Helen Chan, Senior Town Planner/Kowloon (STP/K), and Mr Viko K.H. Wan, Town Planner/Kowloon (TP/K), were invited to the meeting at this point.]

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K11/244 Proposed Religious Institution and Social Welfare Facilities Uses in
"Comprehensive Development Area" zone and Area shown as 'Road',
"Comprehensive Development Area" Site, Diamond Hill, Kowloon
(MPC Paper No. A/K11/244)

51. The Secretary reported that Ove Arup & Partners Hong Kong Limited (ARUP) was one of the consultants of the applicant. Mr Franklin Yu had declared an interest on the item for having current business dealings with ARUP. The Committee noted that Mr Yu had tendered an apology for being unable to attend the meeting.

Presentation and Question Sessions

52. With the aid of a PowerPoint presentation, Mr Viko K.H. Wan, TP/K, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

[Mr Wilson Y.W. Fung and Ms Sandy H.Y. Wong left the meeting during the presentation session.]

53. Some Members raised the following questions:

- (a) noting that residential care home for the elderly (RCHE) and child care centre (CCC) were proposed at the application site and the RCHE would be located at 24.8m above the ground level, whether such proposal would comply with the Social Welfare Department (SWD)'s locational requirements, and whether there was scope to adjust the internal distribution of the RCHE, CCC and religious institution uses within the proposed building for the convenience of the elderly and children;
- (b) whether there was any mechanism to ensure the long-term provision of social welfare facilities within the proposed development;
- (c) whether the religious activities at the site would have noise impacts on residential developments nearby;
- (d) whether the applicant was informed of the comments from the Buildings Department that the proposed carpark might not meet the criteria for 100% gross floor area (GFA) concession;
- (e) whether the setback areas along Choi Hung Road and Lung Cheung Road would be maintained and managed by the applicant in future; and
- (f) apart from ritual events organised by the applicant, whether the open-air plaza would be opened to the public for organising community activities.

54. In response, Ms H.Y. Helen Chan, STP/K, made the following main points:
- (a) the SWD had no in-principle objection to the applicant's proposal for setting up a RCHE and a CCC. As regards the locational requirements, the matter would be considered at the detailed design stage and Member's views on adjusting the internal layout would be conveyed to the applicant;
 - (b) if the subject application was approved by the Committee, the applicant would apply to the Lands Department (LandsD) for private treaty grant (PTG) to implement the proposal. The requirements for provision of social welfare facilities would be stipulated under the lease. In addition, an approval condition on the provision of the social welfare facilities including a RCHE and a CCC to the satisfaction of the Director of Social Welfare would be imposed as part of the planning permission;
 - (c) the applicant would organise a wide variety of events and activities, such as ritual events for Heaven and Earth Worship (祭祀天地) and Honoring Confucius (Spring Worship) (祭孔(春祭)) as well as other cultural and family activities. For the concern on noise impact on the surrounding area, the Director of Environmental Protection had no objection to the application and reminded the applicant to review its operation and adopt suitable mitigation measures and management practices, including adoption of noise mitigation measures for outdoor religious ceremonies, and limiting noise generating activities to take place between 9:00 a.m. and 7:00 p.m.;
 - (d) according to the proposed scheme, the applicant only assumed 50% GFA concession for the car park;
 - (e) the setback areas along Choi Hung Road and Lung Cheung Road to create an open-air plaza and a courtyard on the ground level respectively would be managed and maintained by the applicant;
 - (f) the religious institution building would be opened to public between 8:00 a.m. and 5:00 p.m. daily whereas the open-air plaza and courtyard fronting Choi Hung Road and Lung Cheung Road respectively would be opened to public between 9:00 a.m. and 9:00 p.m. daily; and

- (g) the suggestion for allowing the public to organise community activities at the open-air plaza would be conveyed to the applicant.

55. A Member remarked that the proposed RCHE and CCC would be operated by the applicant on a self-financing basis. The revenue generated from those social welfare facilities could cross-subsidise the proposed religious institution use within the same development to ensure financial sustainability.

Deliberation Session

56. The Chairman recapitulated that in comparison with the development scheme previously approved by the Committee on 27.5.2016, social welfare facilities were incorporated into the current scheme with the proposed building height and total gross floor area remained unchanged. Relevant Government departments had no in-principle objection to or no adverse comment on the application.

57. 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 28.10.2026, 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 and implementation of a revised Master Layout Plan to incorporate the approval conditions as stated in conditions (b) to (k) below to the satisfaction of the Director of Planning or of the TPB;
- (b) the submission and implementation of a development programme indicating the timing and phasing of the comprehensive development to the satisfaction of the Director of Planning or of the TPB;
- (c) the design and provision of a 24-hour barrier-free pedestrian walkway to connect Lung Cheung Road and Choi Hung Road to the satisfaction of the Commissioner for Transport or of the TPB;

- (d) the design and provision of ingress/egress point, vehicular access, parking facilities, loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (e) the submission of a revised Traffic Impact Assessment for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (f) the submission and implementation of a landscape master plan to the satisfaction of the Director of Planning or of the TPB;
- (g) the submission of a Sewerage Impact Assessment for the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB;
- (h) the submission of a Noise Impact Assessment and the implementation of the noise mitigation measures identified therein for the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB;
- (i) the implementation of the local sewerage upgrading/sewerage connection works as identified in the Sewerage Impact Assessment for the proposed development to the satisfaction of the Director of Drainage Services or of the TPB;
- (j) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB; and
- (k) the provision of the social welfare facilities including a RCHE and a CCC, as proposed by the applicant, to the satisfaction of the Director of Social Welfare or of the TPB.”

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

[The Chairman thanked Ms H.Y. Helen Chan, STP/K, and Mr Viko K.H. Wan, TP/K, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Agenda Item 9

Section 16 Application

[Open Meeting]

A/K14/820 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Office, Shop and Services and Eating Place Uses in "Other Specified Uses" annotated "Business" Zone, 73-75 Hung To Road, Kwun Tong, Kowloon

(MPC Paper No. A/K14/820)

59. The Committee noted that the applicant's representative requested on 20.10.2022 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 10

Any Other Business

61. There being no other business, the meeting was closed at 11:15 a.m..