

TOWN PLANNING BOARD

Minutes of 707th Meeting of the Metro Planning Committee held at 9:00 a.m. on 11.11.2022

Present

Director of Planning
Mr Ivan M. K. Chung

Chairman

Mr Wilson Y.W. Fung

Vice-chairman

Ms Sandy H.Y. Wong

Mr Franklin Yu

Mr Stanley T.S. Choi

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Professor Roger C.K. Chan

Mr Ben S.S. Lui

Mr Timothy K.W. Ma

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

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

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

Professor Jonathan W.C. Wong

Mr Ricky W.Y. Yu

Ms Bernadette W.S. Tsui

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
Ms Carman C.Y. Cheung

Agenda Item 1

Confirmation of the Draft Minutes of the 706th MPC Meeting held on 28.10.2022

[Open Meeting]

1. The draft minutes of the 706th MPC meeting held on 28.10.2022 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

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

Agenda Item 3

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/K4/77 Proposed Eating Place in “Government, Institution or Community (3)”
Zone, Portion of 1/F of InnoCentre, 72 Tat Chee Avenue, Kowloon
Tong, Kowloon
(MPC Paper No. A/K4/77)

3. The Secretary reported that the application was submitted by the Hong Kong Science and Technology Park Corporation. Ms Sandy H.Y. Wong had declared an interest on the item as her previous firm rented a premises in Hong Kong Science and Technology Park. The Committee noted that the interest of Ms Sandy H.Y. Wong was indirect and Ms Wong had not yet joined the meeting.

Presentation and Question Sessions

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

5. In response to a Member’s enquiries on the details of the previous application, Ms Jessica Y.C. Ho, STP/TWK, said that the application premises (the Premises) was the subject of a previous planning application (No. A/K4/51) submitted by the same applicant involving various portions of G/F and 1/F of InnoCentre for ‘Eating Place and Proposed Shop and Services’ uses which was approved with condition by the Committee in 2007. According to the applicant’s submission under the previous application, the proposed shop was to sell books, high-tech design and innovation-related goods produced or invented by the

tenants, and exhibition related products, with a view to promoting and supporting the InnoCentre. The eating place was a café in operation at the time of application that was proposed to be opened up to the public attending exhibitions, events and activities at the InnoCentre. According to the applicant, the proposed shop was not taken forward and the operation of the café was terminated given the changes in operation plan. Nevertheless, the applicant now found that there was a need to provide a café to serve the tenants and visitors of the InnoCentre, as well as the general public given that only vending machine was available in the building and the nearest café was in Festival Walk.

6. The same Member further asked if there was any social gain in relation to the proposed café and if there were any cafés operated by social enterprises within the “Government, Institution, or Community” (“G/IC”) zone in the vicinity. In response, Ms Jessica Y.C. Ho, STP/TWK, said that there was no such café or eating place operated by non-governmental organizations (NGOs) or social enterprises within the same and in the nearby “G/IC” zone. For instance, at the Hong Kong Productivity Council Building, the Jockey Club Environmental Building, the Shek Kip Mei Tennis Court, and Cornwall Street Squash and Table Tennis Centre, there were only vending machines for drinks without any café. If the application was approved, the proposed café could serve not only tenants and visitors of the InnoCentre, but also the general public, including visitors of the “G/IC” sites or recreational facilities in the vicinity.

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

Deliberation Session

7. A Member considered that allowing social enterprises or NGOs to operate the proposed café would be a planning or social gain for approving the application. Another Member expressed support to the application and supplemented that there was previously a café operated by social enterprise at Cornwell Street, but it was now no longer in operation due to failure in competing with other bidders for the contract offered by the Leisure and Cultural Services Department. At the suggestion of the Chairman, Members agreed to include an advisory clause to request the applicant to consider inviting social enterprises to join the bidding for operating the proposed café.

8. 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 11.11.2026, 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 condition:

“ the provision of fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

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

“ to consider inviting social enterprises to join bidding for operating the proposed use.”

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

Agenda Item 4

Section 16 Application

[Open Meeting]

A/KC/496 Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Warehouse Use (excluding Dangerous Goods Godown) in “Industrial” Zone, Kwai Chung Town Lot 145 and Adjoining Government Land, 7-11 Wing Kin Road, Kwai Chung, New Territories

(MPC Paper No. A/KC/496)

10. The Committee noted that the applicant's representative requested on 27.10.2022 deferment of consideration of the application for two months so as to allow more time to liaise with concerned Government departments to resolve the technical issues. It was the first time that the applicant requested deferment of the application.

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

Agenda Item 5

Section 16 Application

[Open Meeting]

A/KC/497 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Industrial Use in "Industrial" Zone, 14-15 Yip Shing Street, Kwai Chung, New Territories
(MPC Paper No. A/KC/497)

12. The Secretary reported that Wong & Ouyang (Civil-Structural Engineering) Limited, which was a sister company of Wong & Ouyang (Hong Kong) Limited (WOHK), was one of the consultants of the applicant. Mr Franklin Yu had declared an interest on the item for having current business dealings with WOHK.

13. The Committee noted that the applicant had requested deferment of consideration of the application and Mr Franklin Yu had not yet joined the meeting.

14. The Committee noted that the applicant's representative requested on 31.10.2022 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.

15. 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.

Hong Kong District

Agenda Item 6

Section 16 Application

[Open Meeting]

A/H20/198 Proposed Driving School with Permitted Government Use (not elsewhere specified) (Driving Test Centre & Government Offices) and Public Vehicle Park (excluding container vehicle) in "Government, Institution or Community (2)" Zone, At the Junction of Shing Tai Road and Sheung Mau Street, Chai Wan, Hong Kong
(MPC Paper No. A/H20/198)

16. The Secretary reported that the applicant was submitted by the Transport Department (TD). Mr Horace W. Hong as the Chief Traffic Engineer/Hong Kong, TD had declared an interest on the item for being a representative of TD.

17. The Committee noted that the applicant had requested deferment of consideration of the application and as the interest of Mr Horace W. Hong was direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion.

18. The Committee noted that the applicant's representative requested on 24.10.2022

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.

19. 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.

Kowloon District

[Mr William W.L. Chan, Senior Town Planner/Kowloon (STP/K), was invited to the meeting at this point.]

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K8/51 Proposed Minor Relaxation of Building Height Restriction for Permitted Public Housing Development in "Residential (Group A)" Zone, Government Land at the junction of Junction Road and Chuk Yuen Road, Wong Tai Sin, Kowloon
(MPC Paper No. A/K8/51)

20. The Secretary reported that the application was submitted by the Hong Kong Housing Authority (HKHA) and the Housing Department (HD) was the executive arm of HKHA. The following Members had declared interests on the item:

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| Mr Paul Y.K. Au
as the Chief Engineer
(Works), Home Affairs
Department | - 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 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 on housing development issues. |

21. The Committee noted that Mr Franklin Yu had not yet joined 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

22. With the aid of a PowerPoint presentation, Mr William W.L. Chan, 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.

Building Height (BH)

23. Some Members raised the following questions:

- (a) any limits in percentage increase for minor relaxation of BH restriction (BHR);
and

- (b) justification for the proposed BH of 152mPD and whether the proposed BH could be further minimized by adopting design measures such as basement carpark with carlift, lowering the height of the semi-open space at 3/F and lower the carpark headroom.

24. In response, Mr William W.L. Chan, STP/K, made the following main points:

- (a) minor relaxation of BHR and the extent of relaxation sought should be considered on a case by case basis. For instance, there was a recently approved application for a proposed public housing development in Yau Tong, the proposed minor relaxation of BHR of which was about +40% and +20% in terms of absolute height and mPD respectively, which was similar to the proposed relaxation under the current application; and
- (b) according to the applicant, the proposed scheme with BH of 152mPD had been optimised taking into account a number of site constraints and design requirements, such as the need to provide new vehicular access to the application site (the Site) at Junction Road and 10m setback from Junction Road and Chuk Yuen Road. The site constraints and design requirements had limited the site coverage of the building and availability of at-grade area for provision of open space. The carpark headroom of 6.94m was required for refuse collection vehicles, loading and unloading bays as well as the need for building services zone and structural zone. As the Site was small in size and adjacent to Junction Road, it was technically infeasible to have lower site formation with basement carparks accommodating carlift or vehicular ramp for connection.

Other Issues

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

- (a) the mitigation measures for ameliorating air ventilation impact;
- (b) the rationale of the average flat size of 58m²;

- (c) whether consideration had been given to other alternative site such as Wang Tau Hom Jockey Club General Out-Patient Clinic in the vicinity;
- (d) pedestrian accessibility between the Site and the surroundings; and
- (e) relocation of the “Electricity Substation” (‘ESS’) originally planned at the Site.

26. In response, Mr William W.L. Chan, STP/K, made the following main points:

- (a) according to the Air Ventilation Assessment submitted by the applicant, the proposed scheme with a BH of 152mPD would achieve a slightly higher spatial average velocity ratio which would create better wind environment as compared to the baseline scheme (i.e. the OZP-compliance scheme with BH of 120mPD). Moreover, the proposed scheme included a number of measures to mitigate the overall air ventilation impacts and improve air permeability, such as semi-open podium garden on 3/F, building setbacks from Junction Road and podium setback from the southeastern boundary of the Site to enlarge the separation with the immediate surroundings. The Chief Town Planner/Urban Design & Landscape Section, PlanD had no adverse comment on the application;
- (b) the average flat size was determined by the applicant who should have taken into account the building design due to site constraints and other factors;
- (c) the 3-storey Wang Tau Hom Jockey Club General Out-Patient Clinic was built in 1961. As advised by the Department of Health, the condition of the building was still good for operation in providing public services in the area and there was no plan for redevelopment at the moment. Noting the Government’s current policy to increase housing supply under a multi-pronged approach, the applicant had conducted a study for the Site with a view to maximising the utilisation of developable land resources to meet the housing needs;
- (d) the applicant had studied the pedestrian routes between the Site and the

surrounding areas. Pedestrians from the Site could go southward along Junction Road mainly to reach the Lok Fu MTR Station and Lok Fu Plaza; go westward to the Hong Kong Baptist Hospital via the existing pavement and crossing at Junction Road; go southward to Junction Road Park via the existing pedestrian subway underneath Junction Road. The applicant did not propose any additional pedestrian facilities for the Site; and

- (e) the previously planned use of the Site as 'ESS' was no longer required as the 'ESS' had been re-provided in another location of the area.

Deliberation Session

27. The Chairman recapitulated that the application was to seek planning permission for proposed minor relaxation of BHR for permitted public housing development at the Site which fell within the "Residential (Group A)" zone. The current proposal, having taken into account the site context, site constraints and design requirements, had optimized the development potential of a readily available Government land. The applicant had also proposed a minimal floor-to-floor height of 2.75m for domestic floors. Although there were local objections against the proposed development, the applicant had endeavoured to address the concerned issues and mitigation measures were proposed to alleviate air and visual impacts.

28. Some Members expressed support to the application. A Member opined that the Site had been left vacant for years, it would be optimal to develop the Site for housing development to meet the pressing need and the anticipated impacts were minimal. Two Members expressed concerns on pedestrian safety crossing Junction Road and said that consideration should be given to improving pedestrian facilities and facilitating better accessibility between the Site and the surroundings. Since the nearby residents, especially the residents of Fu Keung Court, might not understand the rationale of developing the Site for public housing, a Member said that it would be desirable for the applicant to establish better communication with the stakeholders during the development process. The Chairman responded that while the issue on pedestrian connectivity between the Site and the surrounding areas was outside the applicant's ambit, the applicant could be requested to explore with relevant government departments on possible ways for improvement. The applicant should also consider establishing better communication with the local stakeholders.

Members agreed to include additional advisory clauses as suggested by the Chairman. Members also noted that redevelopment of the Wang Tau Hom Jockey Club General Out-Patient Clinic might be considered when opportunity arose.

29. 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 11.11.2026, 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 condition:

“the design and provision of parking facilities, loading/unloading spaces and vehicular access with associated improvement works for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB.”

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

- “(a) to explore with relevant government departments in improving the pedestrian connectivity between the proposed development and the surroundings; and
- (b) to establish better communication with local stakeholders during the development process.”

[Mr Paul Y.K. Au rejoined and Mr Franklin Yu joined the meeting at this point.]

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K13/323 Proposed Vehicle Repair Workshop in “Other Specified Uses” annotated “Business” Zone, 7/F, Sunshine Kowloon Bay Cargo Centre, 59 Tai Yip Street, Kowloon Bay, Kowloon

(MPC Paper No. A/K13/323A)

31. The Secretary reported that the application site was located in Kowloon Bay. The following Members had declared interests on the item:

Professor Jonathan W.C. Wong - being an employee of the Hong Kong Baptist University (HKBU) which rented a property for campus use in Kowloon Bay; and

Ms Sandy H.Y. Wong - being a council member of HKBU which rented a property for campus use in Kowloon Bay.

32. The Committee noted that Professor Jonathan W.C. Wong had tendered an apology for being unable to attend the meeting. As the interest of Ms Sandy H.Y. Wong was indirect, the Committee agreed that she could stay in the meeting.

Presentation and Question Sessions

33. With the aid of a PowerPoint presentation, Mr William W.L. Chan, STP/K, 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.

34. Members had no question on the application.

Deliberation Session

35. 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 11.11.2026, 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 proposal on fire safety measures to the satisfaction of the Director of Fire Services or of the TPB before operation of the use; and
- (b) if the above planning condition (a) is not complied with before the operation of the use, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[The Chairman thanked Mr William W.L. Chan, STP/K, for his attendance to answer Members' enquiries. He left the meeting at this point.]

Agenda Item 9

Any Other Business

37. There being no other business, the meeting was closed at 10 a.m..