

RESTRICTED

TOWN PLANNING BOARD

**Minutes of 709th Meeting of the
Metro Planning Committee held at 9:00 a.m. on 9.12.2022**

Present

Director of Planning
Mr Ivan M. K. Chung

Chairman

Mr Wilson Y.W. Fung

Vice-chairman

Ms Sandy H.Y. Wong

Mr Stanley T.S. Choi

Mr Daniel K.S. Lau

Professor Jonathan W.C. Wong

Professor Roger C.K. Chan

Ms Bernadette W.S. Tsui

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

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

Principal Environmental Protection Officer (Metro Assessment) (Acting),
Environmental Protection Department
Mr T.S. So

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

Ms Lilian S.K. Law

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
Ms Sandy S.Y. Yik

Agenda Item 1

Confirmation of the Draft Minutes of the 708th MPC Meeting held on 25.11.2022

[Open Meeting]

1. The draft minutes of the 708th MPC meeting held on 25.11.2022 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

[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 3

Section 16 Application

[Open Meeting]

A/K5/853 Shop and Services (Showroom and Ancillary Storage) in “Other Specified Uses” annotated “Business (2)” Zone, Portion of Workshops B3 and B4, G/F, Block B, Hong Kong Industrial Centre, 489-491 Castle Peak Road, Cheung Sha Wan, Kowloon
(MPC Paper No. A/K5/853)

3. The Committee noted that the applicant’s representative requested on 24.11.2022 deferment of consideration of the application for two months so as to allow more time for preparing further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

4. 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 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/KC/499 Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Public Housing Development in “Residential (Group A)2” Zone, San Kwai Street, Kwai Chung, New Territories (MPC Paper No. A/KC/499)

5. 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 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 on housing development issues; and |
| Ms Lilian S.K. Law | | |
| Mr Timothy K.W. Ma | - | being a member of the Supervisory Board of the HKHS which currently had discussion with HD on housing development issues. |

6. The Committee noted that Messrs Franklin Yu and Timothy K.W. Ma had tendered apologies 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 Mr Daniel K.S. Lau 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

7. 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.

[Ms Sandy H.Y. Wong joined the meeting during the presentation session.]

8. Some Members raised the following questions:
- (a) noting that the applicant (i.e. HKHA) had undertaken to construct the two proposed footbridges connecting the proposed development at the application site (the Site) with other existing/planned public housing developments in the vicinity as shown in the submission, what the details of future operation, management and maintenance responsibility of the said footbridges were, and whether the approval of the application was a prerequisite for the implementation of the footbridges; and
 - (b) noting that there were public comments raising concern on insufficient retail facilities in the area, whether there was any provision of retail floor space in the proposed development and whether there were adequate retail facilities in the vicinity serving the local neighbourhood.
9. In response, Mr Stephen C.Y. Chan, STP/TWK, made the following main points:
- (a) HKHA would take up the construction, operation, management and maintenance of the proposed footbridges as shown in the submission. While the footbridge connections had already been proposed during the rezoning of the Site for public housing development in 2018, HKHA put forth such provision as a planning merit in justifying the application. The proposed universal, publicly accessible and all-weather pedestrian linkages

could enhance the pedestrian connection between the residential clusters near Lai Cho Road and Lai Yiu Estate uphill (where residents currently mainly relied on public transport) and Kwai Tsui Estate as well as the major transportation nodes and shopping centres across Kwai Chung Road through the Site. Such need for improving pedestrian connections would be even more imminent when the public housing development at Lai Cho Road was in place; and

- (b) according to the applicant, internal floor area of about 260m² (i.e. about 352m² of gross floor area) would be provided at the proposed development for accommodating retail facilities like café, fast food shop and convenience store. Furthermore, the Site was well-served by shopping centres in the vicinity such as Metroplaza, Kwai Chung Plaza and Kwai Fong Plaza.

Deliberation Session

10. The Chairman remarked that the proposed minor relaxation of PR and BH restrictions for public housing development was in line with the Government policy of enhancing development intensity of public housing sites to increase housing supply. Community and retail facilities would be provided and the pedestrian connectivity and accessibility in the locality would be enhanced by the proposed footbridge connections associated with the proposed public housing development.

11. 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 9.12.2026, 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.”

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

Hong Kong District

[Mr Mann M.H. Chow, District Planning Officer/Hong Kong (DPO/HK), and Mr Ng Kwok Tim, Senior Town Planner/Hong Kong (STP/HK), were invited to the meeting at this point.]

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/H21/157

Further Consideration of Section 16 Application

Proposed Minor Relaxation of Building Height Restriction for Permitted Residential Use in “Residential (Group A)” Zone, 992-998 King’s Road and 2-16 Mount Parker Road and Adjoining Government Land, Hong Kong

(MPC Paper No. A/H21/157B)

13. The Secretary reported that the application site (the Site) was located in Quarry Bay. Mr Wilson Y.W. Fung had declared an interest on the item for co-owning with his spouse a property in Tai Koo Shing. As the property co-owned by Mr Wilson Y.W. Fung had no direct view of the Site, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

14. With the aid of a PowerPoint presentation, Mr Ng Kwok Tim, STP/HK, briefed Members on the background of the application, deferral decision of the Committee on 23.9.2022, the revised scheme and the further information providing clarifications of the development proposal, departmental 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.]

15. Some Members raised the following questions:
- (a) with reference to the further information submitted by the applicant, whether the Site fell within the 500m-radius of the two nearest MTR stations, and whether the lower limit for the ratio of car parking space provision under the Hong Kong Planning Standards and Guidelines (HKPSG) should be adopted;
 - (b) noting that the applicant had proposed various planning and design features including building setback to create wider pedestrian footpath, building separation between residential towers and greenery at multi-level including podium garden, whether these features of the proposal could be considered as planning gains or merits that could benefit the community;
 - (c) whether the applicant was aware of the comments of the Social Welfare Department (SWD) that SWD would only cater for the provision of aided standalone child care centre, instead of nursery as proposed by the applicant; and which authority would monitor the implementation of the proposed

nursery and its subsequent operation; and

- (d) whether the proposed nursery could be changed to other uses without further planning permission from the Town Planning Board (the Board) in future.

16. In response, Mr Mann M.H. Chow, DPO/HK, and Mr Ng Kwok Tim, STP/HK, made the following main points:

- (a) with reference to Drawing FA-20 in the Paper, the applicant clarified that over 50% of the Site fell outside the 500m-radius from both the centre of MTR Quarry Bay Station and Tai Koo Shing Station. Hence, full car parking provision ratio should be adopted in accordance with the HKPSG. That said, the number of residential car parking spaces was reduced due to the change in flat number under the revised scheme and the Commissioner for Transport had no adverse comment on the revised car parking space provision;
- (b) the proposed setback of the podium structure for widening of pedestrian footpath around the periphery of the Site to a minimum of 3m and 3.5m along Mount Parker Road and King's Road respectively could improve the pedestrian environment, safety and circulation in the area, and the proposed vertical greening podium façade and other greening measures could also furnish better streetscape and improve the pedestrian environment. The proposed building separation of 15m between the two residential towers could enhance air permeability of the proposed development and its surrounding area. Besides, the proposed nursery could help address the community need. These planning and design features could generally be considered as planning gains or merits with public benefits;
- (c) the proposed nursery would be privately run and its operation should comply with all relevant regulations and licensing requirements. Comments from SWD regarding the proposed nursery had been conveyed to the applicant for information. In addition, the requirement for the

provision of nursery if stipulated as lease conditions would be subject to enforcement by the Lands Department (LandsD) in future; and

- (d) the planning permission, if granted, would be scheme based. Should the applicant decide to proceed with use(s) other than nursery, further planning permission from the Board would be required.

17. Regarding the implementation of the proposed nursery, Ms Trevina C.W. Kung, Assistant Director/Regional 1, LandsD, clarified that there was no guarantee that the requirement of provision of nursery would be incorporated in the land lease at this juncture as it would be subject to consultation with relevant government departments in processing the relevant lease modification/land exchange application, and identification of the relevant monitoring authority for such facility. The Chairman enquired and Mr Mann M.H. Chow, DPO/HK, confirmed that should the application be approved by the Committee, PlanD would recommend the requirement of provision of nursery to be incorporated in the lease in accordance with the approved scheme.

18. In response to a Member's further query related to the assessment of parking requirements, Mr Patrick K.H. Ho, Assistant Commissioner/Urban, Transport Department (TD), explained that in addition to the location of the Site in relation to MTR stations, TD would take into account other considerations, such as the local parking demand and supply as well as the situation of illegal parking in the area, in assessing the requirement of provision of car parking spaces. In general, sufficient car parking spaces should be provided within a residential development to cater for the parking demand generated from the development and for the current application, the proposed car parking provision had met the requirements set out in the HKPSG.

Deliberation Session

19. The Chairman recapitulated that as detailed in the Paper, the development scheme had been refined to address the Committee's concerns related to the overall building height and floor-to-floor height of the proposed tower blocks, certainty in the provision of community facility and car parking provision. Besides, all other planning and design merits proposed in the original scheme such as widening of pedestrian footpath and provision of

multi-level greenery, remained unchanged in the revised scheme.

20. A Member, whilst supporting the application, raised concern on the implementation mechanism for the proposed nursery under the revised scheme. The Chairman remarked that PlanD would follow up with relevant government department(s) to ensure such provision.

21. 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 9.12.2026, 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 the proposed footpath widening from the site along King’s Road and Mount Parker Road (including the surrendered areas), as proposed by the applicant, to the satisfaction of the Commissioner for Transport or of the TPB;
- (b) the design and implementation of the proposed traffic improvement measures, as proposed by the applicant in the Traffic Impact Assessment, to the satisfaction of the Commissioner for Transport or of the TPB;
- (c) in relation to (a) and (b) above, no occupation of the residential development before the implementation of the proposed footpath widening works and traffic improvement measures to the satisfaction of the Commissioner for Transport or of the TPB;
- (d) the design and provision of car parking spaces, loading/unloading spaces and vehicular access for the development to the satisfaction of the Commissioner for Transport or of the TPB;
- (e) the submission of Noise Impact Assessment (NIA) and implementation of the proposed noise mitigation measures identified in the NIA to the satisfaction of the Director of Environmental Protection or of the TPB;

- (f) the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the TPB;
- (g) the submission of a natural terrain hazard study and the implementation of the mitigation measures recommended therein to the satisfaction of the Director of Civil Engineering and Development or of the TPB; and
- (h) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB.”

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

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

Agenda Item 6

Any Other Business

23. There being no other business, the meeting was closed at 9:40 a.m..