

TOWN PLANNING BOARD

Minutes of 714th Meeting of the Metro Planning Committee held at 9:00 a.m. on 3.3.2023

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

Professor Jonathan W.C. Wong

Mr Ben S.S. Lui

Mr Timothy K.W. Ma

Ms Bernadette W.S. Tsui

Assistant Commissioner for Transport (Urban),
Transport Department
Mr B.K. Chow

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

Principal Environmental Protection Officer (Territory S),
Environmental Protection Department
Miss Queenie Y.C. Ng

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 Stanley T.S. Choi

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Mr Ricky W.Y. Yu

Professor Roger C.K. Chan

In Attendance

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

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

Town Planner/Town Planning Board
Ms L.C. Cheung

Agenda Item 1

Confirmation of the Draft Minutes of the 713th MPC Meeting held on 17.2.2023

[Open Meeting]

1. The draft minutes of the 713th MPC meeting held on 17.2.2023 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

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

Kowloon District

Agenda Item 3

Section 12A Application

[Open Meeting]

Y/K10/5

Application for Amendment to the Draft Ma Tau Kok Outline Zoning Plan No. S/K10/29, To amend the building height restriction of a “Government, Institution or Community” zone from 5 storeys to 80 metres above Principal Datum, 222 Argyle Street, Kowloon City, Kowloon

(MPC Paper No. Y/K10/5A)

3. The Committee noted that the applicant’s representative requested on 17.2.2023 deferment of consideration of the application for two months so as to allow sufficient 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.

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 three 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.

Tsuen Wan and West Kowloon District

[Ms Jessica Y.C. Ho, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), and Mr Ringo Y.W. 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/K4/78 Proposed Minor Relaxation of Building Height Restriction for Permitted Public Clinic Use (Community Health Centre) and Proposed Public Vehicle Park (excluding Container Vehicle) in “Residential (Group A) 1” Zone, Shek Kip Mei Health Centre, 2 Berwick Street, Shek Kip Mei, Kowloon
(MPC Paper No. A/K4/78)

Presentation and Question Sessions

5. 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 had no objection to the application.

[Ms Sandy H.Y. Wong, Ms Bernadette W.S. Tsui joined and Mr Paul Y.K. Au rejoined the meeting during the presentation session.]

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

The Shek Kip Mei Health Centre (SKMHC)

(a) was SKMHC the first health centre in Hong Kong;

- (b) details of the proposal for preservation of the heritage of SKMHC;

Universal Access

- (c) details of the universal access arrangement under the proposed scheme;
- (d) whether there was scope for longer opening hours for the proposed barrier-free pedestrian connection between Berwick Street and Woh Chai Street within the application site (the Site);
- (e) noting that Berwick Street abutting the Site had relatively steep gradient, whether there was any improvement proposal to enhance accessibility of the Site;

Parking Provision

- (f) car parking space provision for the proposed Shek Kip Mei Community Health Centre (SKMCHC);
- (g) how the number of car parking spaces of 30 in the proposed public vehicle park (PVP) was determined and whether there was scope to increase the car parking spaces for visitors to SKMCHC; and

Others

- (h) clarification about the adverse public comment regarding the removal of an existing playground at the Site.

7. In response, with the aid of some PowerPoint slides, Ms Jessica Y.C. Ho, STP/TWK, made the following main points:

SKMHC

- (a) SKMHC was constructed in 1957 but there was no information on whether it was the first health centre in the territory;
- (b) the applicant had undertaken to look into ways of salvaging and preserving the character-defining elements of SKMHC for possible display in the future development. The applicant would also carry out a comprehensive recording of SKMHC in consultation with the Antiquities and Monuments Office (AMO) and submit such records to AMO for heritage education and promotional uses;

Universal Access

- (c) universal pedestrian access with lifts, escalators and a link bridge system would be provided at Berwick Street (the main entrance of the development) to a landscaped platform, which would facilitate linkage to Woh Chai Street via a pavement in Shek Kip Mei Estate Phase 6 development;
- (d) the proposed barrier-free pedestrian connection would be opened for public use during the operation hours of SKMCHC (i.e. from 7:30 a.m. to 10:00 p.m.). It would provide the patients/visitors of SKMCHC and the public with a more convenient access between Berwick Street and Woh Chai Street. Shek Kip Mei Street to the further north-west of the Site was an alternative route outside the said opening hours, which was flat and with pedestrian crossing facilities;
- (e) the applicant did not submit any improvement proposal for Berwick Street, which was outside the site boundary;

Parking Provision

- (f) SKMCHC would provide 64 ancillary car parking spaces. The number of parking spaces proposed was in accordance with the parking requirement for clinic use in the Hong Kong Planning Standards and Guidelines, i.e. 1 to 1.5 staff parking spaces for each consulting room;
- (g) the PVP with 30 car parking spaces was proposed by the Transport Department under the principle of “single site, multiple use”, and had taken into account the local parking demand, on-street illegal parking situation, and the engineering constraints of the Site. Any additional car parking space provision might further increase the overall building height. Geotechnical constraints due to proximity to Bishop Hill and limitation of Berwick Street as vehicular access had rendered excavation and/or basement construction for car parking space undesirable, which would prolong the construction period with potential nuisances to schools and residences nearby; and

Others

- (h) contrary to the claim in the public comment, there was no existing playground at the Site.

Deliberation Session

8. The Chairman recapitulated that the proposed development was to facilitate redevelopment of SKMHC into a public clinic to address the increasing demand for healthcare service. The Secretary for Health had provided policy support to the application. Besides, the proposed PVP was in line with the principle of “single site, multiple use” and would help address the local parking demand. He then invited Members to consider the application.

9. Members generally had no objection to or supported the application. A Member raised concern that the Berwick Street with steep gradient might pose difficulties for pedestrian access in particular for disabled persons, and might discourage the public in using the public healthcare services at the Site. Relevant government departments should explore ways to improve accessibility and connectivity of Berwick Street. Another Member pointed out that the proposed car parking and loading/unloading provisions at the Site might not be sufficient to cater for the users of SKMCHC and that there appeared to be scope to adjust the internal layout to provide more car parking spaces at the Site.

10. The Chairman said that the concern relating to Berwick Street would be conveyed to the Highways Department for consideration as appropriate, and the concern associated with the parking and loading/unloading provisions would be conveyed to the applicant for consideration. Members agreed.

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 3.3.2027, 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 design and provision of parking facilities, loading/unloading spaces and vehicular access for the proposed development to the satisfaction of Commissioner for Transport or of the TPB;
- (b) the submission of an updated sewerage impact assessment (SIA) for the proposed development to the satisfaction of Director of Environmental Protection or of the TPB; and
- (c) the implementation of the local sewerage upgrading/sewerage connection works as identified in the updated SIA for the proposed development to the satisfaction of 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.

Agenda Item 5

Section 16 Application

[Open Meeting]

A/TW/535 Columbarium in “Government, Institution or Community (6)” Zone,
Tung Lum Nien Fah Tong (G/F of Block 7 & Block 8), 29 Tung Lam
Terrace, Fu Yung Shan, Tsuen Wan, New Territories
(MPC Paper No. A/TW/535)

13. The Secretary reported that the application site was located in Tsuen Wan and Mr Stanley T.S. Choi had declared an interest on this item for his spouse being a director of a company which owned properties in Tsuen Wan.

14. The Committee noted that the applicant had requested deferment of consideration of the application and Mr Stanley T.S. Choi had tendered an apology for being unable to attend the meeting.

15. The Committee noted that the applicant’s representative requested on 13.2.2023 deferment of consideration of the application for two months so as to allow sufficient time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

16. 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.

[The Chairman thanked Ms Jessica Y.C. Ho, STP/TWK, and Mr Ringo Y.W. Yeung, TP/TWK, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Hong Kong District

Agenda Item 6

Section 16 Application

[Open Meeting]

Proposed Amendments to the Approved North Point Outline Zoning Plan No. S/H8/26
(MPC Paper No. 1/23)

17. The Secretary reported that the proposed amendments involved revision of building height restriction (BHR) of a site at 210 Java Road to facilitate the redevelopment of an existing social services building and rezoning of two sites at King Wah Road and Oil Street to reflect the as-built developments under CK Asset Holdings Limited (CKAHL). The following Members have declared interests on the item:

Ms Trevina C.W. Kung - her spouse being an employee of CKAHL;
*(as Assistant Director
(Regional 1), Lands
Department)*

Mr Ricky W.Y. Yu - co-owning with spouse a property in North Point, and he being the Director and Chief Executive Officer of Light Be which rented a residential unit in North Point; and

Ms. Bernadette W.S. Tsui - co-owning with spouse a property in North Point and her spouse being a director of a company which owned a property in North Point.

18. The Committee noted that Mr Ricky W.Y. Yu had tendered an apology for not being able to attend the meeting. As the proposed amendments to the outline zoning plan (OZP) in relation to the King Wah Road and Oil Street sites were only to reflect the as-built developments, the interests of Ms Trevina C.W. Kung would only needed to be recorded and she could stay in the meeting. As the property co-owned by Ms. Bernadette W.S. Tsui and the property owned by her spouse's company had no direct view of the amendment sites, the Committee agreed that she could stay in the meeting.

Presentation and Question Sessions

19. The following representatives from PlanD were invited to the meeting at this point:

PlanD

Mr Mann M.H. Chow - District Planning Officer/Hong Kong (DPO/HK)

Mr K.T. Ng - Senior Town Planner/Hong Kong (STP/HK)

20. With the aid of a PowerPoint presentation, Mr K.T. Ng, STP/HK, briefed Members on the background of the proposed amendments to the OZP, technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments were as follows:

- (a) Amendment Item A - revision of the BHR for a "Government, Institution or Community" ("G/IC") site at 210 Java Road from 8 storeys to 110mPD, to facilitate the redevelopment of an existing social services building;
- (b) Amendment Item B - rezoning a site at King Wah Road from "Comprehensive Development Area(1)" ("CDA(1)") to "Commercial (2)" with stipulation of BHRs of 110mPD and 165mPD and designation of non-building areas along the northern and western boundary of the amendment site, to reflect the completed developments;

- (c) Amendment Item C1 - rezoning a site at Oil Street from “CDA” to “Other Specified Uses” annotated “Commercial and Residential Development” with stipulation of BHRs of 110mPD and 100mPD, to reflect the completed developments; and
- (d) Amendment Items C2 to C4 - rezoning of four pieces of land from “CDA”, “G/IC”, and area shown as ‘Road’ to “Open Space”, “G/IC” and area shown as ‘Road’ to reflect the existing uses of the Oil Street Sitting-out Area, the Oil Street Art Space, and the existing cul-de-sac at the end of City Garden Road.

[Mr Franklin Yu joined the meeting during the presentation session.]

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

22. Some Members raised the following questions:

- (a) the open space provision in the North Point planning area; and
- (b) the development programmes for the proposed social services building under Amendment Item A and the Home Ownership Scheme (HOS) development to the immediate east.

23. In response, Mr Mann M.H. Chow, DPO/HK, made the following main points:

- (a) the overall provision of existing and planned open space including the planned East Coast Park Precinct within the planning area was generally adequate; and
- (b) the HOS development (i.e. Kei Wah Court) and the proposed social services building under Amendment Item A were targeted for completion by 2024 and 2026 respectively.

24. Referring to the aerial photo (Plan 3a of the Paper), a Member enquired whether there was building/structure on the Amendment Item C3 site. In response, Mr Mann M.H. Chow, DPO/HK, said the concerned area was an existing cul-de-sac at the end of the City Garden Road and there was no building/structure thereat.

25. The Chairman recapitulated that Amendment Item A was to facilitate a privately initiated redevelopment proposal for a new social services building. The redevelopment proposal was in line with the government policy of “single site, multiple use” and supported by relevant bureaux. The remaining items were mainly to reflect completed developments and as-built conditions and to rationalise the zoning boundaries.

26. After deliberation, the Committee decided to :

- “(a) agree to the proposed amendments to the approved North Point Outline Zoning Plan (OZP) No. S/H8/26 as shown on the draft North Point OZP No. S/H8/26A at Attachment II of the Paper (to be renumbered as S/H8/27 upon exhibition) and its Notes at Attachment III of the Paper are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft North Point OZP No. S/H8/26A (to be renumbered as S/H8/27 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP; and the revised ES will be published together with the OZP.”

27. 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 Mr Mann M.H. Chow, DPO/HK, and Mr K.T. Ng, STP/HK, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Agenda Item 7

Section 16 Application

[Open Meeting]

A/H8/437 Proposed Public Utility Installation (Dry Weather Flow Interceptor) in
“Open Space” Zone and area shown as ‘Road’, Victoria Park adjacent
to Gloucester Road, Causeway Bay, Hong Kong
(MPC Paper No. A/H8/437)

28. The Secretary reported that the application site (the Site) was located in Causeway Bay and Ms. Sandy H.Y. Wong had declared an interest on the item for owning a property in Causeway Bay.

29. The Committee noted that the applicant had requested deferment of consideration of the application. As the property owned by Ms. Sandy H.Y. Wong had no direct view of the Site, the Committee agreed that she could stay in the meeting.

30. The Committee noted that the applicant requested on 16.2.2023 deferment of consideration of the application for two months so as to allow sufficient time to prepare further information to address departmental and public comments. It was the first time that the applicant requested deferment of the application.

31. 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 Steven Y.H. Siu and Mr Ernest C.M. Fung, Senior Town Planners/Kowloon (STPs/K), were invited to the meeting at this point.]

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K14/824 Proposed Government Use (Joint Cavern Development for Public Works Central Laboratory and Archives Centre) in “Green Belt” Zone, Government Land to the East of On Yu Road and to the West of Tai Sheung Tok, Anderson Road Quarry Development, Kowloon
(MPC Paper No. A/K14/824)

Presentation and Question Sessions

32. With the aid of a PowerPoint presentation, Mr Steven Y.H. Siu, 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 had no objection to the application.

33. Some Members raised the following questions:

Cavern Development

- (a) the overall strategy for cavern development in Hong Kong;
- (b) whether sections of the existing Lion Rock Tunnel (LRT) after the planned improvement works could be released for cavern development;
- (c) planned uses in the rock slope abutting the application site (the Site);

The Proposed Scheme

- (d) noting that the applicant proposed to organise guided tours upon the commissioning of the reprovisioned Public Works Central Laboratory (PWCL) and the new Archives Centre (AC), whether there would be coach parking space at the Site to serve such need;
- (e) physical and design connectivity between the proposed at-grade landscaped piazza at the Site and the planned open space on the opposite side of On Yu Road;

Others

- (f) the future use of the existing PWCL site at Cheung Yip Street; and
- (g) whether the existing Hong Kong Public Records Building at Tsui Ping Road, Kwun Tong would be retained or released for other uses.

34. In response, with the aid of some PowerPoint slides, Mr Steven Y.H. Siu, STP/K, made the following main points:

Cavern Development

- (a) the Government had carried out various studies on rock cavern development in Hong Kong. The “Enhanced Use of Underground Space in Hong Kong - Feasibility Study” (the Underground Space Study) completed in 2011 had first identified a variety of potential land uses suitable for cavern development. Findings of the Underground Space Study provided a basis for the subsequent “Long-term Strategy for Cavern Development - Feasibility Study” which formulated the Cavern Master Plan (CMP), delineated Strategic Cavern Areas (SCVAs) and refined the list of potential land uses for cavern development, including research/testing laboratories and archives under the subject application. According to the CMP promulgated in 2017, 48 SCVAs were identified

across the whole territory. Some projects had since been committed, for instance the relocation projects of the Sha Tin Sewage Treatment Works and the Diamond Hill Fresh Water and Salt Water Service Reservoirs into cavern and the stores of emergency response supplies and personal protective equipment into the former MTR West Island Line Explosives Magazine. The Government would progressively take forward the remaining cavern development projects in stages subject to technical feasibility;

- (b) given the limited diameter of the existing tunnel tube of LRT and there were two freshwater pipes thereat that posed potential water leakage and pipe bursts risks, the existing LRT was considered not a suitable site for the new AC development. The “Improvement of LRT Project” was currently in progress and the Government would further study and formulate the optimal use and arrangement for the existing LRT in due course;

- (c) the two portions of rock slope to the further north and south of the Site were sites planned for open space and cavern development respectively within areas zoned “Open Space” and “Other Specified Uses” annotated “Commercial Development and Vertical Transport Facility” on the Outline Zoning Plan (OZP). The northern portion was planned to be part of the future Quarry Park of the Anderson Road Quarry Development (ARQD). The southern portion was planned for commercial uses in cavern, such as wine cellars and restaurants, with viewing decks. The traffic impact for these cavern uses were assessed under the “Planning Study on Future Land Use at ARQ - Feasibility Study”. The applicant had submitted a traffic impact assessment to demonstrate that the proposed PWCL and AC would not have adverse traffic impact;

The Proposed Scheme

- (d) five loading/unloading spaces (three for PWCL and two for AC), would be provided at the Site. The applicant would further review and refine the provision in the detailed design stage;
- (e) a pedestrian crossing adjoining the Site at On Yu Road was under construction for better integration of the proposed at-grade landscaped piazza at the Site and the planned open space opposite the road, which could also enhance the connectivity of the open spaces. Although not entirely aligning, both open spaces were largely visible along On Yu Road;

Others

- (f) the existing PWCL site at Cheung Yip Street was zoned “Residential (Group B)2” on the Kai Tak OZP. Upon commissioning of the reprovisioned PWCL at the Site, the existing PWCL site could be released for residential development as planned; and
- (g) the existing Hong Kong Public Records Building at Tsui Ping Road would be retained, but had reached its storage capacity since 2014. The proposed new AC would help address the present and future archival records storage demand.

Deliberation Session

35. The Chairman recapitulated that the subject cavern development was based on CMP. While indicating support to the application, a Member pointed out that the Site should be provided with adequate coach parking space to cater for the parking needs of the proposed guided tours in future. Another Member remarked that cavern development was an innovative means to expand land resources and the development method would effectively minimise potential nuisance to the environment and the policy direction should be supported.

The same Member said that the Site was a desirable location for the proposed uses and also easily accessible for the public.

36. To address the Member's suggestion on the provision of coach parking space, the Chairman proposed and the Committee agreed to include an additional advisory clause to encourage the applicant to provide adequate coach parking space to cater for the parking needs of the proposed guided tours during the detailed design stage.

37. 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 3.3.2027, 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 condition:

“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.”

38. 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 provide adequate coach parking space(s) to cater for the parking needs of the proposed guided tours during the detailed design stage.”

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K22/35 Proposed Minor Relaxation of Building Height Restriction for Kai Tak Area 2B Sites 3 and 4 and Plot Ratio Restriction for Kai Tak Area 2B Site 4 for Permitted Public Housing Development in “Residential (Group A) 4” Zone, Kai Tak Area 2B Sites 3 and 4, Kowloon
(MPC Paper No. A/K22/35)

39. 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
<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 the 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. |

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

[Messrs Paul Y.K. Au and Franklin Yu left the meeting at this point.]

Presentation and Question Sessions

41. With the aid of a PowerPoint presentation, Mr Ernest C.M. Fung, 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 had no objection to the application.

42. In response to a Member's questions on the ratio of public to private flats in Kai Tak development (KTD) and the rationale for the adopting a 'podium-free' design for the proposed public housing development, Mr Ernest C.M. Fung, STP/K, said that public-private flat ratio in KTD was around 50:50 and the 'podium-free' design would minimise adverse impact on the local wind environment and pedestrian flows.

Deliberation Session

43. 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 3.3.2027, 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 condition:

“ the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB.”

44. 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 Steven Y.H. Siu and Mr Ernest C.M. Fung, STPs/K, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Agenda Item 10

Any Other Business

45. There being no other business, the meeting was closed at 10:20 a.m..