

**TOWN PLANNING BOARD**

**Minutes of 719<sup>th</sup> Meeting of the  
Metro Planning Committee held at 9:00 a.m. on 19.5.2023**

**Present**

Director of Planning  
Mr Ivan M. K. Chung

Chairman

Ms Sandy H.Y. Wong

Mr Franklin Yu

Mr Stanley T.S. Choi

Ms Lilian S.K. Law

Professor Jonathan W.C. Wong

Professor Roger C.K. Chan

Mr Timothy K.W. Ma

Ms Bernadette W.S. Tsui

Assistant Commissioner/Urban, Transport Department  
Mr. Chow Bing Kay

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 Wilson Y.W. Fung

Mr Daniel K.S. Lau

Mr Ricky W.Y. Yu

Mr Ben S.S. Lui

**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 718<sup>th</sup> MPC Meeting held on 5.5.2023

[Open Meeting]

1. The draft minutes of the 718<sup>th</sup> MPC meeting held on 5.5.2023 were confirmed without amendments.

**Agenda Item 2**

Matter Arising

[Open Meeting]

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

**Tsuen Wan and West Kowloon District**

**Agenda Item 3**

**Section 16 Application**

[Open Meeting]

A/KC/489 Proposed Comprehensive Development including Flats and Community Facilities in “Comprehensive Development Area” Zone, Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung, New Territories  
(MPC Paper No. A/KC/489)

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3. The Secretary reported that the application site was located in Kwai Chung. Ove Arup & Partners Hong Kong Limited (ARUP) was one of the consultants of the applicants. The following Members had declared interests on the item:

Mr Stanley T.S. Choi - being the school supervisor of a primary School in Kwai Chung; and

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

4. The Committee noted that the applicants had requested deferment of consideration of the application. As the interest of Mr Stanley T.S. Choi was indirect and Mr Franklin Yu had no involvement in the application, the Committee agreed that they could stay in the meeting.

5. The Committee noted that the applicants’ representative requested on 15.5.2023 deferment of consideration of the application for two months so as to allow time to address departmental comments. It was the first time that the applicants requested deferment of the application.

6. After deliberation, the Committee decided to defer a decision on the application as requested by the applicants pending the submission of further information from the applicants. 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 applicants. If the further information submitted by the applicants 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 applicants 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]

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

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

8.                      The Committee noted that the applicant had requested deferment of consideration of the application. As the properties owned by the company of Mr Stanley T.S. Choi's spouse had no direct view of the Site, the Committee agreed that he could stay in the meeting.

9.                      The Committee noted that the applicant's representative requested on 2.5.2023 deferment of consideration of the application for two months so as to allow time to address departmental comments. It was the second time that the applicant requested deferment of the application.

10.                     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 Michael K.K. Cheung, 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/TW/536                      Proposed Industrial Use (including industrial undertakings involving the use/storage of dangerous goods) in "Other Specified Uses" annotated "Business" Zone, 3/F, Excelsior Industrial Building, 68-76 Sha Tsui Road, Tsuen Wan, New Territories  
(MPC Paper No. A/TW/536)

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11.            The Secretary reported that the application premises (the Premises) was located in Tsuen Wan. Mr Stanley T.S. Choi had declared an interest on the item for his spouse being a director of a company which owned properties in Tsuen Wan. As the properties owned by the company of Mr Stanley T.S. Choi's spouse had no direct view of the Premises, the Committee agreed that he could stay in the meeting.

#### **Presentation and Question Sessions**

12.            With the aid of a PowerPoint presentation, Mr Michael K.K. Cheung, 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.

13. Members had no question on the application.

### Deliberation Session

14. The Chairman remarked that the application was submitted due to the use/storage of dangerous goods (i.e. Turpentine (松節油) and Camphor (樟腦)) within the Premises in an industrial building, and relevant government departments including the Fire Services Department had no objection to or adverse comment on the application.

15. 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 19.5.2027, 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 provision of fire service installations and water supplies for firefighting before operation of the proposed use to the satisfaction of the Director of Fire Services or of the TPB; and
- (b) if the above planning condition (a) is not complied with before operation of the proposed use, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

16. 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 Michael K.K. Cheung, STP/TWK, for his attendance to answer Members' enquiries. He left the meeting at this point.]

### Hong Kong District

[Ms Floria Y.T. Tsang, Senior Town Planner/Hong Kong (STP/HK), was invited to the meeting at this point.]

**Agenda Item 6**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/H5/421                      Proposed Commercial Redevelopment with Eating Place, Shop and Services, and Office in “Residential (Group A)” Zone, 165-171 Wan Chai Road, Wan Chai, Hong Kong  
(MPC Paper No. A/H5/421)

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17.            The Secretary reported that the application site (the Site) was located in Wan Chai. Ms Lilian S.K. Law had declared an interest on the item for her spouse serving an honorary post at Ruttonjee Hospital in Wan Chai. As the interest of Ms Lilian S.K. Law was indirect, the Committee agreed that she could stay in the meeting.

**Presentation and Question Sessions**

18.            With the aid of a PowerPoint Presentation, Ms Floria Y.T. Tsang, STP/HK, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

[Ms Sandy H.Y. Wong and Mr Franklin Yu joined the meeting during PlanD’s presentation.]

19.            Some Members raised the following questions:
- (a)    given the concern on housing land supply, the rationale for supporting the proposal for commercial development at the Site, which deviated from the planning intention of “Residential (Group A)” (“R(A)”) zone, and what relevant assessment criteria were;
  - (b)    noting that the net increase in Gross Floor Area (GFA) of the proposed development comparing with that of the existing building was not substantial, whether the increase in building height (BH) was due to the proposed setbacks;

- (c) whether the proposed setbacks were intended to fulfil the relevant requirements under the Sustainable Building Design Guidelines (SBDG);
- (d) whether canopies would be provided along both Wan Chai Road and Cross Lane, and how the pedestrian walking environment could be benefitted from the proposed canopy along Wan Chai Road given the special design; and
- (e) potential impact of the proposed development on natural lighting for Comix Home Base at Mallory Street (currently named M7), which were Grade 2 historic buildings located to the further northwest of the Site.

20. In response, with the aid of some PowerPoint slides, Ms Floria Y.T. Tsang, STP/HK, made the following main points:

- (a) the proposed development generally complied with the assessment criteria set out in the relevant Town Planning Board Planning Guidelines for Application for Office Development in “R(A)” zone under Section 16 of the Town Planning Ordinance (TPB PG-No.5), taking into account the site condition, locational advantage and the development scheme, which included (i) the Site was sufficiently large enough to achieve a properly designed office building with provision of 39 private car parking and 2 loading/unloading spaces; (ii) the proposed development would not induce significant traffic impact on the locality as demonstrated by the submitted traffic impact assessment and the Transport Department had no adverse comment on the application from traffic engineering perspective; (iii) the Site was at an easily accessible location from the MTR Wan Chai Station (located at about 400m to the northwest of the Site) and was well-served by other public transport services; (iv) the proposed development was considered compatible with the existing and planned land uses of the locality, which was characterized by a cluster of mixed commercial/residential developments, including, amongst others, Emperor Group Centre and C.C. Wu Building within the “Other Specified Uses” annotated “Mixed Use” to the north of the Site across Wan Chai Road; (v) the design and layout were purposely developed for office use with central

air-conditioning system and the lavatory would be provided in the common area to avoid subsequent conversion to domestic use;

- (b) the existing commercial building (i.e. Lucky Centre) on the Site was completed in 1983 regulated under the previous version of the Buildings Ordinance (BO) and GFA exemption. There was a slight increase in plot ratio (PR) from 14.7 of the existing commercial building to 15 of the proposed development, i.e. a net increase in GFA of about 195m<sup>2</sup>. With the proposed setbacks and that more GFA exemption for electrical and mechanical facilities could be achieved under the previous BO, the resulted building bulk for the proposed development was taller and slimmer comparing with the existing building bulk at the Site;
- (c) according to the applicant, the proposed setback of 1m from the lot boundary fronting Wan Chai Road would allow an overall design of 7.5m distance from the centreline of Wan Chai Road, which was in compliance with the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-152 on SBDG. Another setback of 2.2m from the lot boundary fronting Cross Road was also proposed to comply with PNAP APP-132 on site coverage and open space provision, such that a varied site coverage exceeding the permitted site coverage under Building (Planning) Regulations could be exceeded. With setback of building for not less than 8% of the site area, for levels exceeding 15m or above of the proposed development, varied site coverage ranging from 65% to 92% instead of 60% could be adopted, and a terraced building design with greater design flexibility could be achieved in the development scheme;
- (d) a 2m wide canopy was proposed along Wan Chai Road to provide shade and weather protection, but the portion of footpath fronting the building entrance would not be sheltered by the canopy according to the proposed scheme; and
- (e) natural light penetration for M7 was subject to various factors including the orientation and duration of sunlight. With reference to Plan A-3 of the

Paper and a photomontage (Drawing A-22 of the Paper) as well as the location of the building and its surrounding environment, natural lighting for M7 had already been obstructed due to its location within a high-rise neighbourhood surrounded by tall buildings such as Emperor Group Centre and C.C. Wu Building to its east and a cluster of commercial buildings within “Commercial” zone to the further northwest. The Site was located to the southeast of M7 and the proposed development with BH increased from the existing 65mPD to 110mPD would have negligible impact on obstruction of natural lighting for M7. On the contrary, despite that the Government, institution and community cluster in Morrison Hill area to the south of the Site was relatively low-rise in terms of BH, it might not be susceptible to poor natural lighting as it was situated at a higher site level. That said, the proposed development was in line with the BH restriction of 110mPD stipulated for the subject “R(A)” zone, irrespective of whether a residential or commercial development was pursued thereat.

#### Deliberation Session

21. The Chairman recapitulated that the application complied with the criteria set out in TPB PG-No.5 in that the Site was considered compatible with the surrounding mixed land uses despite the increase in building bulk; the proposed development was in line with the BH restriction of 110mPD with no PR restriction on the approved Wan Chai Outline Zoning Plan; and the proposed development was technically feasible from traffic engineering perspective. Building setbacks as proposed by the applicant and other relevant requirements under SBDG would be dealt with under separate regime at the detailed design stage.

22. Members generally supported the application. A Member opined that the proposed development would fulfil SBDG such that adverse environmental impact on the surrounding areas and other technical issues were not anticipated. Besides, the redevelopment proposal could bring about synergy effect and vibrancy to the local community. Another Member considered that the use of central air-conditioning system, which might prevent subsequent conversion of offices into domestic units, was not environmental friendly. The same Member, was also of view that there was scope to improve the design of the 2-m canopy of the proposed development along Wan Chai Road to

achieve a seamless weather-proof connection all along the road, which could help enhance the pedestrian walking environment. In response to Member's environmental concern, Miss Queenie Y.C. Ng, Principal Environmental Protection Officer (Territory S), Environmental Protection Department clarified that there was no environmental requirement that office should be designed with non-openable windows. As the Site was susceptible to potential air quality and noise impacts from heavy traffic along the adjoining Wan Chai Road, the use of central air-conditioning system as proposed by the applicant would render the future users not to rely on openable windows for ventilation, thereby alleviating any such impacts on the users.

23. 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 19.5.2027, 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 the internal transport facilities including car parking spaces (both conventional and mechanical parking system), loading/unloading bays and car lifts for the proposed development to the satisfaction of Commissioner for Transport or of the TPB;
- (b) the design and implementation of a Traffic Management Plan to the satisfaction of the Commissioner for Transport or of the TPB;
- (c) the submission of an updated Sewerage Impact Assessment (SIA) to the satisfaction of the Director of Environmental Protection or of the TPB; and
- (d) in relation to (c) above, the implementation of local sewerage upgrading/sewerage connection works as identified in the updated SIA to the satisfaction of the Director of Drainage Services or of the TPB.”

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

[The Chairman thanked Ms Floria Y.T. Tsang, STP/HK, for her attendance to answer Members' enquiries. She left the meeting at this point.]

### **Kowloon District**

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

#### **Agenda Item7**

##### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/K8/53                      Proposed Public Utility Installation (Underground Stormwater Storage Tank with Ancillary Aboveground Fan Room) in "Open Space" Zone, Government Land at Morse Park (Park No. 3), Wong Tai Sin, Kowloon  
(MPC Paper No. A/K8/53)

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##### **Presentation and Question Sessions**

25.            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 had no objection to the application.

26.            Three Members raised the following questions:

- (a)    the implementation programme of the proposed development;
  
- (b)    in view of the sizeable area and the popularity of the two affected soccer pitches, whether the applicant had considered any measures to minimize the impacts on the users, e.g. the possibility of phased construction, or extending the service hours of nearby soccer pitches to supplement the temporary closure of the affected soccer pitches;

- (c) whether there would be any upgrading of the soccer pitches, such as provision of buffer/sitting-out area upon reprovisioning; and
- (d) noting that the applicant would consider opening the rooftop landscaped area of the proposed aboveground fan room with a staircase leading to Fung Mo Street for public access, whether there was scope to enhance the aesthetic design of the structure and its pedestrian connectivity, such as provision of barrier-free access (i.e. ramp).

27. In response, with the aid of some PowerPoint slides, Mr William W.L. Chan, STP/K, made the following main points:

- (a) the proposed development was scheduled for commencement in the third quarter of 2024 for completion in the first quarter of 2029;
- (b) the applicant (i.e. Drainage Services Department (DSD)) would continue to closely liaise with the Leisure and Cultural Services Department (LCSD) on measures to minimize the potential impacts on the users during the construction period such as extending the service hours of other soccer pitches in the vicinity. Regarding phased construction, given that the two affected soccer pitches were located in close proximity, more complicated works during construction (e.g. erection of hoardings between the pitches) were anticipated, and the construction period would likely be lengthened;
- (c) upon completion of proposed development, the two affected 7-a-side soccer pitches would be reprovisioned with the size remained similar to the existing ones, and enhanced facilities with up-to-date standard; and
- (d) the staircase leading to Fung Mo Street would be reprovisioned at the eastern part of the Site, but there was no information on its detailed design at the current juncture. The rooftop landscaped area of the proposed fan room would be designed to be an integral part of Morse Park. The façade of the proposed fan room fronting Fung Mo Street was not in stepped design.

28. A Member opined that the construction works should be undertaken in a single phase and reiterated the importance of barrier-free design, similar to the ramps/sloping paths for the Happy Valley Recreation Ground above the underground stormwater storage, in order to achieve better environmental and inclusive design.

#### Deliberation Session

29. The Chairman recapitulated that the application was considered justifiable taking into account the functional and genuine needs in tackling the flooding issue in the Lung Cheung Road/Shatin Pass Road area, and the site search conducted in ascertaining the suitability of the Site for the proposed underground stormwater storage tank. Should the application be approved, measures to mitigate the potential impact on users of the two affected 7-a-side soccer pitches and to enhance the accessibility of the future rooftop landscaped area, such as barrier-free accesses, should be explored during the detailed design stage.

30. Members generally supported the application. A Member was of view that the applicant should endeavour to provide sufficient buffer/sitting-out area near the soccer pitches for public enjoyment, albeit the possible issues in defining maintenance responsibility among relevant government departments. Another Member opined that despite the unavoidable inconvenience caused to the users, the proposed development could be seen as an opportunity for engaging the public and promoting environmental awareness, in particular the youngsters, in flood prevention through conducting school outreach programmes and site visits. A Member concurred and revealed that DSD had conducted such kind of engagement activities and school exhibitions with regard to the Happy Valley underground stormwater storage tank.

31. Taken Members' views into account, the Chairman proposed and Members agreed to incorporate two additional advisory clauses to invite the applicant (i) to closely liaise with LCSD on the measures to minimize the impact on the affected users of the two 7-a-side soccer pitches during the construction period of the proposed development, such as extension of service hours of nearby soccer pitches; and (ii) to review and enhance the design of the reprovisioned soccer pitches with the provision of buffer/sitting-out area and the

accessibility of the proposed rooftop landscaped area with a view to achieving a barrier-free pedestrian environment.

32. 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 19.5.2027, 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 submission of a revised Traffic Impact Assessment for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (b) the design and provision of ingress/egress point, parking facilities, loading/unloading facilities for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB; and
- (c) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB.”

33. 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:

“to closely liaise with LCSD on the measures to minimize the impact on the affected users of the two 7-a-side soccer pitches during the construction period of the proposed development, such as extension of service hours of nearby soccer pitches; and

to review and enhance the design of the reprovisioned soccer pitches with the provision of buffer/sitting-out area and the accessibility of the proposed rooftop landscaped area with a view to achieving a barrier-free pedestrian environment.”

[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 8**

**Any Other Business**

34. There being no other business, the meeting was closed at 10:05 a.m..