

TOWN PLANNING BOARD

**Minutes of 763rd Meeting of the
Metro Planning Committee held at 9:00 a.m. on 11.4.2025**

Present

Ms Sandy H.Y. Wong

Vice-chairperson

Professor Jonathan W.C. Wong

Professor Roger C.K. Chan

Mr Ben S.S. Lui

Professor Bernadette W.S. Tsui

Ms Kelly Y.S. Chan

Dr Tony C.M. Ip

Professor Simon K.L. Wong

Mr Derrick S.M. Yip

Assistant Commissioner/Urban,
Transport Department

Mr B.K. Chow

Chief Engineer (Works),
Home Affairs Department

Mr Bond C.P. Chow

Principal Environmental Protection Officer (Territory North),
Environmental Protection Department
Ms Clara K.W. U

Assistant Director/Regional 1,
Lands Department
Ms Catherine W.S. Pang

Deputy Director of Planning/District
Ms Donna Y.P. Tam

Secretary

Absent with Apologies

Director of Planning
Mr C.K. Yip

Chairperson

Mr Stanley T.S. Choi

Mr Ricky W.Y. Yu

In Attendance

Assistant Director of Planning/Board
Ms Caroline T.Y. Tang

Chief Town Planner/Town Planning Board
Mr Jeff K.C. Ho

Town Planner/Town Planning Board
Mr Tommy T.W. Wong

1. The Vice-chairperson said that as the Chairperson was engaged in another official duty, she would take up the chairmanship of the meeting.

[Professor Jonathan W.C. Wong joined the meeting at this point.]

Agenda Item 1

Confirmation of the Draft Minutes of the 762nd MPC Meeting held on 28.3.2025

[Open Meeting]

2. The draft minutes of the 762nd MPC meeting held on 28.3.2025 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

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

Deferral Cases

Sections 12A and 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

4. The Committee noted that there were six cases requesting the Town Planning Board to defer consideration of the applications. Details of the requests for deferral, Members' declaration of interests for a case and the Committee's views on the declared interests were in **Annex**.

Deliberation Session

5. After deliberation, the Committee decided to defer decisions on the applications as requested by the applicants pending submission of further information, as recommended in the Papers.

Tsuen Wan and West Kowloon District

[Mr Michael K.K. Cheung, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), and Ms Sharon S.N. Kan, Town Planner/Tsuen Wan and West Kowloon, were invited to the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/TWW/132 Proposed Minor Relaxation of Non-domestic Gross Floor Area Restriction for Permitted ‘Social Welfare Facility’ Use in “Residential (Group A) 3” Zone, Level 5 (Part), Bellagio Mall, Bellagio, 33 Castle Peak Road - Sham Tseng, Sham Tseng, Tsuen Wan
(MPC Paper No. A/TWW/132)

Presentation and Question Sessions

6. With the aid of a PowerPoint presentation, Mr Michael K.K. Cheung, STP/TWK, briefed Members on the background of the application, the proposed development and departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

[Mr Derrick S.M. Yip joined the meeting during PlanD’s presentation.]

7. Noting that the application premises (the Premises) under the current application formed part of a larger premises (the larger Premises) for an existing tutorial school which was the subject of previously approved application No. A/TWW/123 for minor relaxation of non-domestic gross floor area (GFA) restriction for school (tutorial service), the Vice-chairperson and a Member raised the following questions:

- (a) why the existing school (tutorial service) use required planning permission from the Town Planning Board (the Board), and whether such use was accountable for GFA calculation under the Outline Zoning Plan (OZP);

- (b) whether approval of the current application would result in non-compliance with the approved scheme and/or approval conditions of the last previous application; and
- (c) whether approval of the current application did not conform to the requirements stipulated in the Notes of the OZP.

8. In response, Mr Michael K.K. Cheung, STP/TWK, made the following main points:

- (a) according to the Notes of the OZP, the subject “Residential (Group A) 3” (“R(A)3”) zone was restricted to a maximum non-domestic GFA of 2,872m², among others. In determining the maximum domestic GFA or maximum non-domestic GFA, any floor space that was constructed or intended for use solely as day nursery, children and youth centre cum study/reading room, kindergarten consisting not less than five classrooms and transport terminus, as required by the Government, might be disregarded. The existing tutorial school, which was regarded as school (tutorial service) use, was always permitted in the purpose-designed non-residential portion of an existing building within the “R(A)3” zone. However, there was no provision to exempt the school (tutorial service) use from GFA calculation, and five previous applications for minor relaxation of non-domestic GFA restriction for school (tutorial service) at the larger Premises had been approved by the Committee each on a temporary basis for a period of 3 or 5 years. According to the information provided by the applicant, the Premises (about 211m²) would be converted from the tutorial school to a proposed day activity centre, which was regarded as ‘Social Welfare Facility’. While ‘Social Welfare Facility’ was always permitted in the “R(A)3” zone, there was no provision to exempt it from GFA calculation;
- (b) approval of the current application would not result in non-compliance with the approved scheme of the previous application No. A/TWW/123, and

relevant approval conditions in relation to fire service installations for the previous application had to be complied with; and

- (c) according to the Notes of the OZP, a day nursery, a children and youth centre cum study/reading room and a kindergarten consisting not less than five classrooms should be provided within the “R(A)3” zone. A day nursery and a children and youth centre cum study/reading room, which were required under the OZP, were in operation on 5/F of the subject building, i.e. Bellagio Mall. In order to monitor the planning circumstances so as not to jeopardise the long-term planned kindergarten at the subject “R(A)3” zone to serve the local community, it was recommended that the current application be approved on a temporary basis for 5 years.

Deliberation Session

9. At the invitation of the Vice-chairperson, the Secretary recapitulated that according to the Notes of the OZP, the “R(A)3” zone was subject to a maximum non-domestic GFA of 2,872m², within which day nursery, children and youth centre cum study/reading room, kindergarten (consisting of not less than five classrooms) might be exempted from GFA calculation. As an operator of the planned kindergarten could not be identified, previous applications for using the larger Premises as school (tutorial service) were submitted. Since there was no provision to exempt it from GFA calculation, a section 16 (s.16) application for minor relaxation of non-domestic GFA restriction was required. The current application aimed at converting part of the existing tutorial school to a proposed day activity centre. While the proposed day activity centre was regarded as a Column 1 use, it could not be exempted from GFA calculation. As the previous planning permission was granted for minor relaxation of non-domestic GFA restriction for school (tutorial service) only, a fresh s.16 application for the same minor relaxation for ‘Social Welfare Facility’ was required. Members generally considered that the application could be approved.

10. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 5 years until 11.4.2030, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the

Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Vice-chairperson thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

Kowloon District

[Mr Patrick W.Y. Wong, Senior Town Planner/Kowloon (STP/K), and Ms Grace Y.M. Cheung, Town Planner/Kowloon, were invited to the meeting at this point.]

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K12/45 Proposed Minor Relaxation of Building Height Restrictions for Permitted Public Housing Development in "Residential (Group A) 1" Zone, Ngau Chi Wan Village (Site C and Site D1), Ngau Chi Wan, Kowloon

(MPC Paper No. A/K12/45)

11. The Secretary reported that the application was submitted by the Hong Kong Housing Society (HKHS), and Ronald Lu & Partners Limited (RLP) was one of the consultants of the applicant. The application sites (the Sites) were located in Ngau Chi Wan. The following Members had declared interests on the item:

Mr C.K. Yip - being an ex-officio member of the Supervisory
(*as Director of Planning*) Board of HKHS;

Dr Tony C.M. Ip - co-owning with spouse a property in Ngau Chi
Wan; and

Mr Derrick S.M. Yip - being a personal friend of the chairman and vice-chairman of RLP.

12. The Committee noted that Mr C.K. Yip had tendered an apology for being unable to attend the meeting. As the property co-owned by Dr Tony C.M. Ip with spouse had no direct view of the Sites and Mr Derrick S.M. Yip had no involvement in the application, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

13. With the aid of a PowerPoint presentation, Mr Patrick W.Y. Wong, STP/K, briefed Members on the background of the application, the proposed development at the Sites, 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.

14. Noting that the Hong Kong Breast Cancer Foundation Jockey Club Breast Health Centre (Kowloon) was situated within the Sites, Ms Kelly Y.S. Chan declared an interest that she was a member of the Audit Committee of the Hong Kong Breast Cancer Foundation. As Ms Kelly Y.S. Chan had no involvement in the application, the Committee agreed that the interest was considered indirect and she could stay in the meeting.

Minor Relaxation of Building Height (BH) Restriction

15. Two Members raised the following questions:

- (a) why the interface issue with the underground structure of Mass Transit Railway (MTR) Choi Hung Station had not been taken into account in the baseline scheme when proposing amendments to the Outline Zoning Plan (OZP) in 2022 (the baseline scheme);
- (b) the average floor-to-floor height (FTFH) for public housing developments, and the reasons for proposing an FTFH of 3.15m under the current scheme, which was higher than that of the baseline scheme;

- (c) whether the proposed increase in FTFH would incur additional construction costs; and
- (d) whether the proposed relaxation of BH restrictions had taken into account the adoption of Modular Integrated Construction (MiC) method.

16. In response, Mr Patrick W.Y. Wong, STP/K, made the following main points:

- (a) two-storey underground car parks had been proposed in the baseline scheme. Subsequently, an investigation study was commissioned by HKHS, which revealed the interface issue with the underground structure of MTR Choi Hung Station. To minimise the impact on the construction costs and implementation programme, aboveground car parks were adopted under the current scheme;
- (b) an FTFH of 2.8m to 2.9m, which was the average FTFH for public housing developments, was adopted in the baseline scheme. Subsequently, HKHS further investigated the possibility of increasing the FTFH to 3.15m to enhance the living environment and allow flexibility for provision of subsidised sales flat within Site C;
- (c) there was no information at hand regarding the increase in construction costs arising from the revised FTFH; and
- (d) while prefabricated kitchens and toilets might be used, the MiC method would not be adopted for the proposed development.

Visual Impact

17. Noting that the proposed BHs could reach 140mPD and 165mPD at the main roof level, a Member asked whether the 20% building-free zone as stipulated in the Urban Design Guidelines would be encroached upon by the rooftop structures of the proposed development. In response, Mr Patrick W.Y. Wong, STP/K, with the aid of some PowerPoint slides, said that according to the Visual Impact Assessment submitted by the applicant, when viewing

from the Strategic Viewing Point (SVP) 4 at Quarry Bay Park and SVP 5 at Hong Kong Convention and Exhibition Centre, the proposed development with 180mPD and 153.2mPD at the top roof level would not intrude into the 20% building-free zone. The BHs of existing residential developments in the surroundings ranged from 95mPD to 114mPD, while an approved high-rise development at the former St Joseph's Home for the Aged site would have a maximum BH of 230mPD. The proposed BHs under the current scheme were considered comparable to the neighbouring residential developments and would generally align with the BH profile in the vicinity.

Air Ventilation Impact

18. A Member raised the following questions:

- (a) noting that Site D1, fronting the village houses at the resited Ngau Chi Wan Village (NCWV), was proposed with a podium up to 33mPD which deviated from the baseline scheme with a 15m full height building separation above the site formation level along Wing Ting Road, whether the Air Ventilation Assessment (Expert Evaluation) (AVA(EE)) had assessed the potential air ventilation impact on the resited NCWV. The Member considered that the full height building separation at Site D1 could facilitate wind penetration from Kowloon Peak to the resited NCWV; and
- (b) the reasons for reducing the setback at Site D1 fronting the resited NCWV from 7.5m under the baseline scheme to 3.5m under the current scheme, noting that the podium at Site D1 under the current scheme would pose adverse air ventilation impact on the resited NCWV.

19. In response, Mr Patrick W.Y. Wong, STP/K, with the aid of some PowerPoint slides, made the following main points:

- (a) various mitigation measures, including an opening of 30m (H) x 15m (W) breaking up the podium of Tower 1 in Site C, a planned covered open space at podium level, a 15m-wide building separation between Tower 2 and Tower 3 in Site D1 and 2m to 16m wide building/tower setbacks from site

boundaries were proposed under the current scheme. As the major summer prevailing winds were from southwest and southeast directions and the resited NCWV was located at the upwind and sideward of the proposed development respectively, the wind environment would not be adversely affected by the proposed development. According to the AVA(E) submitted by the applicant, the wind performances under the baseline and current schemes were comparable; and

- (b) the 7.5m-wide setback under the baseline scheme had been adopted on the assumption that underground car parks would be provided, which could minimise the building bulk of the podium. Under the current scheme, aboveground car parks would be provided instead, which would inevitably increase the building bulk of the podium, thus reducing the setback distance from the resited NCWV.

20. In response to the Vice-chairperson's enquiry regarding the Environmental Protection Department (EPD)'s view on the possible air quality impact of the proposed development, Ms Clara K.W. U, Principal Environmental Protection Officer (Territory North), EPD said that according to the Environmental Assessment submitted by the applicant, the air quality impact from vehicular emission was considered acceptable.

Planning Gains

21. The Vice-chairperson enquired about the planning gains for members of the general public under the current scheme. In response, Mr Patrick W.Y. Wong, STP/K, with the aid of some PowerPoint slides, said that same as the baseline scheme, a community hall and various government, institution and community (GIC) facilities, including a residential care home for the elderly, a neighbourhood elderly centre and a child care centre, would be provided at the proposed development. The Social Welfare Department had no comment on the current application. In addition, the feasibility of providing barrier-free access between Wing Ting Road and Lung Chi Path would be further explored.

Provision of Covered Local Open Space

22. A Member asked about the location and rationale for the proposed covered local open space. Another Member asked whether any representations had been received requesting provision of open space for the general public during the exhibition of the draft Ngau Chi Wan OZP No. S/K12/17 and whether the proposed arrangement of opening the proposed covered local open space to residents only under the current scheme was in line with the Board's previous views or decisions. In response, Mr Patrick W.Y. Wong, STP/K, with the aid of some PowerPoint slides, said that during consideration of the representations and comments in respect of the draft Ngau Chi Wan OZP No. S/K12/17 in December 2022, some Members were of the view that consideration should be given to slightly increasing the BH and adjusting the height between transfer plate and the podium levels in order to allow flexibility to provide quality covered open space for residents at the podium levels. Appropriate headroom at the podium levels would not only provide space for quality landscaping and tree planting but also help improve air ventilation. In response to such comment, a proposed covered local open space at the podium level was incorporated under the current scheme. During the processing of the draft Ngau Chi Wan OZP No. S/K12/17 in 2022, there was no representation requesting provision of more local open space for public use, and the arrangement under the current scheme would not be inconsistent with the Board's intention. Furthermore, an open space at Site D2 (between Sites C and D1), to be designed and constructed by HKHS and maintained and managed by the Leisure and Cultural Services Department upon completion, would be provided for public enjoyment.

Heritage Preservation

23. The Vice-chairperson asked whether a Grade 3 historic building, namely Man Fat Nunnery (MFN), and other non-graded historic buildings within the Sites would be demolished under the current scheme. In response, Mr Patrick W.Y. Wong, STP/K, with the aid of some PowerPoint slides, said that MFN would be retained in-situ and revitalised for public appreciation and adaptive reuse for commercial uses. A Heritage Impact Assessment (HIA) report submitted by the Civil Engineering and Development Department had been endorsed by the Antiquities Advisory Board (AAB) in September 2023. During the consideration of the HIA report, AAB members expressed concerns on salvaging the historic fabrics of the non-graded heritage resources as far as practicable in the course of works as

well as a comprehensive recording of the historical context of NCWV. While land resumption of private land had commenced in September 2023, the timeline for demolition of existing village houses at the Sites was yet to be determined. HKHS would maintain close liaison with the Antiquities and Monuments Office (AMO) for submission of the Conservation Management Plan (CMP).

Deliberation Session

24. Majority of Members supported the application as the proposed BH was compatible with the surrounding developments. The provision of aboveground car parks was supported as it could reduce the construction time and cost while improving ventilation within the car parks. A Member proposed adding an advisory clause on heritage preservation to remind HKHS to liaise with AMO on the submission of the CMP.

25. While supporting the provision of aboveground car parks, a Member expressed concern as the increase in the building bulk of podium at Site D1 would hinder the provision of a full height building separation and reduce the setback distance between Site D1 and the village houses in the resited NCWV. The Member considered that there was scope to provide a building gap or opening(s) in the podium of Tower 2 and Tower 3 at Site D1 as car parks would be provided at the podium under Tower 3 while GIC facilities would be accommodated at the podium under Tower 2.

26. The Committee noted that the resited NCWV would not be cleared and the potential air ventilation impact on it should be considered. With regard to the summer prevailing wind from the southwest and southeast directions, the resited NWCV was located at the upwind and sideward of the proposed development respectively, and the wind environment would not be adversely affected by the proposed development. Member's suggestions to provide full height building gap or opening(s) in the podium at Site D1 and to increase the setback distance from the resited NCWV could be conveyed to HKHS for further investigation during the detailed design stage. Regarding heritage preservation, HKHS would maintain close liaison with AMO for submission of a CMP. Relevant conditions on heritage preservation might be incorporated in the private treaty grant if necessary.

27. The Vice-chairperson concluded that Members generally had no objection to the

application. To address Members' concerns, the Vice-chairperson suggested and the Committee agreed to include advisory clauses requesting the applicant to enhance the design of the proposed development to mitigate the potential air ventilation impact on the resited NCWV and to preserve the historic record of NCWV.

[Professor Jonathan W.C. Wong left the meeting during deliberation.]

28. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 11.4.2029, 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 Committee also agreed to advise the applicant to note the following advisory clauses:

- “(a) to explore the provision of full height building gap or opening(s) in the podium at Site D1 and widening the setback between Site D1 and the resited Ngau Chi Wan Village to mitigate the potential air ventilation impact; and
- (b) to explore ways to preserve the historic record of Ngau Chi Wan Village and showcase it for public appreciation as far as practicable.”

[The Vice-chairperson thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

Agenda Item 11

Any Other Business

[Open Meeting]

29. There being no other business, the meeting was closed at 10:25 a.m.

**Minutes of 763rd Metro Planning Committee
(held on 11.4.2025)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
3	Y/K14S/4	2 nd [^]
4	A/TW/544	1 st
5	A/TWW/131	2 nd [^]
7	A/TWW/133	1 st
8	A/H3/450	1 st
10	A/K22/42	1 st

Note:

[^] The 2nd Deferment was the last deferment and no further deferment would be granted unless under special circumstances and supported with strong justifications.

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members' Declared Interests	
4	The application site was located in Tsuen Wan.	<ul style="list-style-type: none"> - Professor Simon K.L. Wong for his company owning a property in Tsuen Wan - Mr Stanely T.S. Choi for his spouse being a director of a company which owned properties in Tsuen Wan

The Committee noted that Mr Stanley T.S. Choi had tendered an apology for being unable to attend the meeting. As the property owned by the company of Professor Simon K.L. Wong had no direct view of the application site under Item 4, the Committee agreed that he could stay in the meeting.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/MPC/Agenda/763_mpc_agenda.html for details of the planning applications.