

TOWN PLANNING BOARD

Minutes of 765th Meeting of the Metro Planning Committee held at 9:00 a.m. on 23.5.2025

Present

Director of Planning
Mr C.K. Yip

Chairperson

Ms Sandy H.Y. Wong

Vice-chairperson

Mr Stanley T.S. Choi

Professor Jonathan W.C. Wong

Professor Roger C.K. Chan

Mr Ben S.S. Lui

Professor Bernadette W.S. Tsui

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 South),
Environmental Protection Department
Miss Queenie Y.C. Ng

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

Mr Ricky W.Y. Yu

Ms Kelly Y.S. Chan

In Attendance

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

Chief Town Planner/Town Planning Board
Ms Katy C.W. Fung

Town Planner/Town Planning Board
Ms Karen K.Y. Tsui

Agenda Item 1

Confirmation of the Draft Minutes of the 764th MPC Meeting held on 2.5.2025

[Open Meeting]

1. The draft minutes of the 764th MPC meeting held on 2.5.2025 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

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

[Mr Derrick S.M. Yip and Miss Queenie Y.C. Ng joined the meeting at this point.]

Deferral Case

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. The Committee noted that there was one case requesting the Town Planning Board to defer consideration of the application. Details of the request for deferral, Members' declaration of interests for the case and the Committee's views on the declared interests were in **Annex 1**.

Deliberation Session

4. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending submission of further information, as recommended in the Paper.

Case for Streamlining Arrangement

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Committee noted that there was one case selected for streamlining arrangement and the Planning Department had no objection to the application. Details of the planning application, Member's declaration of interest for the case and the Committee's view on the declared interest were in **Annex 2**.

Deliberation Session

6. After deliberation, the Committee decided to approve the application on the terms of the application as submitted to the Town Planning Board 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.

General

[Ms Janet K.K. Cheung, District Planning Officer/Hong Kong, Ms Vivian M.F. Lai, District Planning Officer/Kowloon, Mr Derek P.K. Tse, District Planning Officer/Tsuen Wan and West Kowloon, Ms Kathy C.L. Chan, Senior Town Planner/New Territories District Planning Division Headquarters (STP/NTHQ) and Mr Brandon C.W. Hung, Town Planner/New Territories District Planning Division Headquarters (TP/NTHQ), were invited to the meeting at this point.]

Agenda Item 3

[Open Meeting]

Review of Sites Designated “Comprehensive Development Area” on Statutory Plans in the Metro Area for the Years 2023/2025

(MPC Paper No. 3/25)

7. With the aid of a PowerPoint presentation, Mr Brandon C.W. Hung, TP/NTHQ, introduced the background to the review of “Comprehensive Development Area” (“CDA”) sites. According to the Town Planning Board Guidelines for Designation of “CDA” Zones and Monitoring the Progress of “CDA” Developments (TPB PG-No. 17A), a review of the “CDA” sites designated for more than 3 years should be conducted on a biennial basis to assist the Committee to monitor the progress of “CDA” developments. The last “CDA” Review was conducted in 2023.

8. Mr Brandon C.W. Hung, TP/NTHQ, further presented the results of the current review on “CDA” sites in the Metro Area, including the justifications for retention, review and rezoning of the “CDA” sites, as detailed in the Paper and made the following main points:

- (a) since the last CDA Review, four “CDA” sites had been rezoned to various commercial and/or residential zonings;
- (b) as at end March 2025, there were a total of 46 “CDA” sites in the Metro Area that had been designated for more than 3 years, which were covered

under the current review;

“CDA” Sites with No Valid Approved Master Layout Plan (MLP)

- (c) 10 “CDA” sites had no valid approved MLP, and eight of which were proposed for retention. Four sites, including one in Central (H21), two in Kai Tak (K55 and K59) and one in Yau Tong (K59), were on government land pending land disposal subject to site availability and resolution of related development constraints. The other four sites under private ownership in Ma Tau Kok (K30), Hung Hom (K42) and Tsuen Wan (TW37 and TW38) were subject to traffic/environmental/visual impacts, infrastructural constraints and/or industrial/residential (I/R) interface issues;
- (d) the remaining two sites were subject to on-going review. The Exhibition Centre Station site (H61) was intended primarily for convention and meeting facilities and other commercial related uses, together with railway station facilities, a public transport interchange (PTI) and other supporting facilities. While the Exhibition Centre Station and PTI had been developed and were in operation, the topside development of the “CDA” site, together with the sites in the north zoned “Other Specified Uses” annotated “Waterfront Related Commercial and Leisure Uses” and “Open Space” at the Pierside Precinct were being examined in the “Study on Topside Development above Exhibition Centre Station – Feasibility Study” (the Study) undertaken by the Civil Engineering and Development Department. The Study commenced in 2023 and the land use zoning of the “CDA” site would be considered pending the recommendation of the Study. For the site at the junction of Kowloon City Road and Ma Tau Kok Road (K31) under multiple ownership, which was commonly known as “13 Streets”, the planning intention was to facilitate restructuring of dilapidated area of Ma Tau Kok, phasing out of non-conforming uses (such as vehicle repair workshops), and address possible I/R interface problems. As a large number of owners, tenants and business operators would be affected, the Development Bureau and Planning Department (PlanD) were assessing appropriate implementation mechanism to facilitate redevelopment of the

site;

“CDA” Sites with Approved MLP

- (e) 36 “CDA” sites were with approved MLP, and 24 of which were proposed for retention to ensure implementation in accordance with the approved MLPs and fulfilment of approval conditions;
- (f) there were seven sites previously agreed by the Committee for rezoning to appropriate zonings to reflect their as-built conditions when opportunity arose; and
- (g) as the development in five sites had been completed, they were proposed to be rezoned to appropriate zonings to reflect their as-built conditions when opportunity arose. They included (i) the commercial development (known as Taikoo Place) in Quarry Bay (H19); (ii) the comprehensive commercial development with public transport terminus (known as AIRSIDE) in Kai Tak (K56); (iii) the comprehensive private residential development (known as Grand Victoria) in Cheung Sha Wan (CSW) (K65); (iv) the comprehensive hotel development (known as Townplace West Kowloon) in CSW (K66); and (v) the comprehensive private residential development (known as Montego Bay) in Yau Tong (K71).

[Mr Stanley T.S. Choi joined the meeting during PlanD’s presentation.]

9. In response to a Member’s question on the rationale for the proposed rezoning of the five “CDA” sites with completed developments, Ms Kathy C.L. Chan, STP/NTHQ, said that upon completion of the developments and compliance with all approval conditions, it had been the established practice to recommend rezoning the “CDA” sites to other appropriate zonings such as “Residential” and “Commercial” zones to reflect the as-built conditions. The Secretary supplemented that designation of “CDA” zone for a site was intended to achieve specific objectives such as facilitating urban renewal and restructuring of land uses in the old urban areas, providing opportunities for site amalgamation, achieving co-ordinated development to address environmental and infrastructural constraints and possible I/R

interface issues, etc. Under the “CDA” zone, an applicant had to submit a MLP for the proposed development for the approval of the Town Planning Board (the Board). If the developments were completed and all the approval conditions were complied with, rezoning the “CDA” sites to other appropriate zones would provide flexibility in subsequent modification of uses without the need for submission of a revised MLP. For instance, after rezoning a “CDA” site with completed residential development to “Residential (Group A)”, there was no need to submit a revised MLP on any future change of uses that were always permitted on the lowest three floors of the building. The Chairperson remarked that in the past, there were cases where submission of a revised MLP was required for “CDA” sites with completed developments even if only minor amendments to the approved MLP were involved. The considerations for re-designation of “CDA” sites upon completion of development to appropriate zones to provide flexibility in the subsequent modifications of uses within the development were detailed in TPB PG-No. 17A.

10. Noting that some “CDA” zones had been designated for some years, such as the “13 Streets” site (K31), with no progress in implementation due to various issues that needed to be addressed including fragmented ownership as well as market conditions, the Vice-chairperson suggested that in the next “CDA” review presentation, information on the timelines could be included such as the number of years after designation for cases without development programme, so that Members could focus their discussion on these cases and consider whether any measures could be proposed for the Government’s consideration to facilitate their development. The Chairperson said that such information could be highlighted in the next round of “CDA” review with focus on those that had been designated for a long time (in particular 30 years or more) without submission of planning application/implementation programme such that consideration should be given to exploring whether measures such as rezoning to other appropriate zonings could help expedite their development.

11. After deliberation, the Committee decided to:

- (a) note the findings of the review of the sites designated “Comprehensive Development Area” (“CDA”) on statutory plans in the Metro Area;
- (b) agree to the proposed retention of the “CDA” designation for the sites

mentioned in paragraphs 4.1.1 and 4.2.1 and detailed at Appendices Ia and IIa of the Paper;

- (c) note the sites which were subject to on-going review mentioned in paragraph 4.1.2 and detailed at Appendix Ib of the Paper;
- (d) note the previous agreement of the Committee to rezone the sites mentioned in paragraph 4.2.2 and detailed at Appendix IIb of the Paper;
and
- (e) agree to the proposed rezoning of the sites mentioned in paragraph 4.2.3 and detailed at Appendix IIc of the Paper.

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

Tsuen Wan and West Kowloon District

[Mr Derek P.K. Tse, District Planning Officer/Tsuen Wan and West Kowloon, Mr Matthew H.H. Law, Senior Town Planner/Tsuen Wan and West Kowloon, and Mr H.Y. Wong, Town Planner/Tsuen Wan and West Kowloon (TP/TWK), were invited to the meeting at this point.]

Agenda Item 4

[Open Meeting]

Proposed Amendments to the Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/39
(MPC Paper No. 4/25)

Presentation and Question Sessions

12. With the aid of a PowerPoint presentation, Mr H.Y. Wong, TP/TWK, briefed Members on the background of the proposed amendments to the approved Cheung Sha Wan

Outline Zoning Plan (OZP) No. S/K5/39, the technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments mainly included rezoning of a site at 412-420 Castle Peak Road from “Other Specified Uses” annotated “Hotel” to “Commercial (5)” subject to a maximum plot ratio (PR) of 12 and a maximum building height (BH) of 100mPD, or PR and/or BH of the existing building, whichever is the greater, to take forward a section 12A (s.12A) application (No. Y/K5/3) agreed by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board). There were also amendments to the Notes of the OZP consequential to the amendments to the Plan.

13. As the presentation of the Planning Department (PlanD)’s representative had been completed, the Chairperson invited questions from Members.

14. Members had no question on the proposed amendments.

15. The Chairperson remarked that the proposed amendments to the OZP were mainly to take forward a s.12A application previously agreed by the Committee, and concerned government bureaux/departments had no objection to or no adverse comment on the proposed amendments. Should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representations received, if any, would be submitted to the Board for consideration.

16. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/39 and that the draft Cheung Sha Wan OZP No. S/K5/39A at Attachment II of the Paper (to be renumbered as S/K5/40 upon exhibition) and its Notes at Attachment III of the Paper are suitable for exhibition under section 5 of the Ordinance (the Ordinance); and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Cheung Sha Wan OZP No. S/K5/39A (to be renumbered as S/K5/40 upon exhibition) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use

zonings of the OZP and the revised ES will be published together with the OZP.”

17. 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 Ordinance. Any major revisions would be submitted for the Board’s consideration.

[The Chairperson thanked PlanD’s representatives for attending the meeting. They left the meeting at this point.]

Kowloon District

[Ms Florence Y.S. Lee, Senior Town Planner/Kowloon, and Ms Charlotte P.S. Ng, Town Planner/Kowloon (TP/K), were invited to the meeting at this point.]

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K14/832	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Proposed Hotel Use in “Other Specified Uses” annotated “Business” Zone, 201 and 203 Wai Yip Street, Kwun Tong, Kowloon (MPC Paper No. A/K14/832A)
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Presentation and Question Sessions

18. With the aid of a PowerPoint presentation, Ms Charlotte P.S. Ng, TP/K, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

[Professor Roger C.K. Chan joined the meeting during PlanD's presentation.]

19. Members had no question on the application.

Deliberation Session

20. The Chairperson recapitulated that there were two previously approved applications for minor relaxation of PR and/or BH restrictions for permitted uses at the application site. There were also a number of similar approved applications for hotel use and for minor relaxation of PR and/or BH restrictions for commercial/office/hotel uses in the area. Relevant government departments had no objection to or no adverse comment on the application. Members were invited to express views on the application.

21. Noting from the comments of the District Officer (Kwun Tong), Home Affairs Department (HAD) that only two members of the Kwun Tong and Kowloon Bay Business Area Committee had provided comments on the application, the Vice-chairperson enquired whether members of the Kwun Tong District Council (KTDC)/concerned Area Committee had been notified of the application. The Committee noted that members of KTDC were informed of the application and the application was circulated to HAD which would notify and gather comments from members of the concerned Area Committee, and would convey any comments received to PlanD. For the sake of clarity, the Vice-chairperson suggested and the Committee agreed that the Paper could provide information indicating that members of concerned District Council/Area Committee were notified of the application under similar circumstances.

22. 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 23.5.2029, 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 permission was 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 Chairperson thanked PlanD's representatives for attending the meeting. They left the

meeting at this point.]

Agenda Item 8

Any Other Business

[Open Meeting]

23. There being no other business, the meeting was closed at 9:50 a.m.

**Minutes of 765th Metro Planning Committee
(held on 23.5.2025)**

Deferral Case

Request for Deferment by Applicant for 2 Months

Item No.	Application No.*	Time of Deferment
5	A/H7/186	1 st

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members' Declared Interests	
5	The application site (the Site) was located in Causeway Bay and the application was submitted by Patchway Holdings (HK) Limited, which was a joint venture of Hysan Development Company Limited and Chime Corporation Limited. Ove Arup Hong Kong Limited (ARUP), Ronald Lu & Partners (Hong Kong) Limited (RLP) and Otherland Limited (Otherland) were three of the consultants of the applicant.	<ul style="list-style-type: none"> - Ms Sandy H.Y. Wong for living in Tai Hang - Mr Derrick S.M. Yip for co-owning with spouse a property in Happy Valley and being a personal friend of the Chairman and Vice-chairman of RLP - Mr Ricky W.Y. Yu for having some of his projects sponsored by the Lee Hysan Foundation and being the Director and Chief Executive Officer of Light Be which had recently received donations from the Foundation - Dr Tony C.M. Ip for his firm having current business dealings with ARUP and Otherland

The Committee noted that Mr Ricky W.Y. Yu had tendered an apology for being unable to attend the meeting. As Ms Sandy H.Y. Wong's residence had no direct view of the Site, Dr Tony C.M. Ip had no involvement in the application, and the property co-owned by Mr Derrick S.M. Yip with spouse had no direct view of the Site and he had no involvement in the application, the Committee agreed that they could stay in the meeting.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/MPC/Agenda/765_mpc_agenda.html for details of the planning application.

**Minutes of 765th Metro Planning Committee
(held on 23.5.2025)**

Case for Streamlining Arrangement

Application approved on a permanent basis

Item No.	Application No.	Planning Application
6	A/K11/246	Proposed Shop and Services and Proposed Shop and Services (Bank, Fast Food Counter, Electrical Shop, Local Provisions Store or Showroom) in “Other Specified Uses” annotated “Business” Zone, Portion of G/F, Jing Wah Building (aka Mini Cube), 10 Sam Chuk Street, San Po Kong, Kowloon

Declaration of Interest

The Committee noted the following declaration of interest:

Item No.	Member’s Declared Interest	
6	The application premises were located in San Po Kong.	- Ms Kelly Y.S. Chan for being an independent non-executive director of a company with rental premises for shop use in the vicinity

The Committee noted that Ms Kelly Y.S. Chan had tendered an apology for being unable to attend the meeting.