

TOWN PLANNING BOARD

Minutes of 767th Meeting of the Metro Planning Committee held at 9:00 a.m. on 20.6.2025

Present

Director of Planning
Mr C.K. Yip

Chairperson

Mr Stanley T.S. Choi

Mr Ricky W.Y. Yu

Professor Roger C.K. Chan

Mr Ben S.S. Lui

Professor Bernadette W.S. Tsui

Ms Kelly Y.S. Chan

Professor Simon K.L. Wong

Chief Traffic Engineer/Hong Kong,
Transport Department
Mr Horace W. HONG

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 3,
Lands Department
Mr Lawrance S.C. Chan

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

Secretary

Absent with Apologies

Ms Sandy H.Y. Wong

Vice-chairperson

Professor Jonathan W.C. Wong

Dr Tony C.M. Ip

Mr Derrick S.M. Yip

In Attendance

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

Chief Town Planner/Town Planning Board
Ms Anny P.K. Tang

Town Planner/Town Planning Board
Ms Loree L.Y. Duen

Agenda Item 1

Confirmation of the Draft Minutes of the 766th MPC Meeting held on 6.6.2025

[Open Meeting]

1. The draft minutes of the 766th MPC meeting held on 6.6.2025 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

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

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**.

Deliberation Session

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

Tsuen Wan and West Kowloon District

[Mr Kervis W.C. Chan, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), and Ms Niki Y.C. Wong, Town Planner/Tsuen Wan and West Kowloon (TP/TWK), were invited to the meeting at this point.]

Agenda Item 3

Section 16 Application

[Open Meeting]

A/K5/875	Proposed Religious Institution in “Residential (Group A) 7” Zone, 9/F, West Coast International Building, 290 - 296 Un Chau Street, Cheung Sha Wan, Kowloon
(MPC Paper No. A/K5/875)	

5. The Secretary reported that the application was withdrawn by the applicant.

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/K20/138	Minor Relaxation of Gross Floor Area and Building Height Restrictions of West Kowloon Cultural District; Proposed ‘Flat’ Use on the Development Site within “Other Specified Uses” annotated “Mixed Uses (3)” and “Other Specified Uses” annotated “Mixed Uses (4)” Zones; and Minor Relaxation of Non-Building Area Restrictions for “Other Specified Uses” annotated “Mixed Uses (3)” Zone, West Kowloon Cultural District, South West Kowloon
(MPC Paper No. A/K20/138)	

6. The Secretary reported that the application was submitted by the West Kowloon Cultural District Authority (WKCDA) and AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. The following Members had declared interests on

the item:

- | | | |
|--------------------|---|--|
| Dr Tony C.M. Yip | - | his company having current business dealings with AECOM; and |
| Ms Sandy H.Y. Wong | - | being a former member of the Audit Committee of the WKCD. |

7. Members noted that Dr Tony C.M. Yip and Ms Sandy H.Y. Wong had tendered apologies for being unable to attend the meeting.

Presentation and Question Sessions

8. With the aid of a PowerPoint presentation, Ms Niki Y.C. Wong, TP/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 (PlanD) had no objection to the application.

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

Pedestrian Connectivity

9. Noting that the justification for minor relaxation of the non-building area (NBA) restrictions was related to proposed construction of footbridges connecting to the major transport hubs, a Member enquired about the connectivity of the proposed footbridges to the nearby MTR Kowloon Station and the Guangzhou-Shenzhen-Hong Kong Express Rail Link West Kowloon Station, as well as the planning gain of such proposal. In response, Mr Kervis W.C. Chan, STP/TWK, with the aid of some PowerPoint slides, explained that three footbridges were proposed in the proposed development which would enhance connectivity with neighbouring areas. The two all-weather Central and Eastern Footbridges, passing through the retail/dining/entertainment (RDE) podium of the proposed development, would connect to the proposed open-sided footbridge to the west, which would link to the MTR Kowloon Station via the existing Artist Square Bridge. While The Avenue would be the central spine of open space serving as the major east-west connection within the central portion of WKCD, the proposed footbridges could offer opportunities for more efficient crowd management. Specifically, they could serve as supplementary dispersal routes during

mega events. The enhanced connectivity would not only benefit the proposed residential development but also contribute to the formation of an integrated pedestrian network for WKCD. With regard to the connection to the Express Rail Link Station, future visitors could access the Station from the lift/escalators at the RDE podium of the proposed development and through the at-grade public pedestrian access outside the proposed development. Relevant stakeholders, including the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing of the Harbourfront Commission, were consulted and generally welcomed the proposed pedestrian linkages, given that most of the current connections in WKCD were open-air and the proposed footbridges would provide all-weather pedestrian access. The proposed footbridges could enhance the overall pedestrian connectivity of WKCD, which would be a planning gain for the public. WKCD, in partnership with the future developer, would be required to consult relevant government departments regarding potential GFA exemption for the proposed footbridges, subject to compliance with relevant legislation and requirements.

10. The Chairperson supplemented that the proposed footbridges would provide an alternative access route during inclement weather, and enhance crowd management capabilities. The assessment of GFA exemption should be conducted in accordance with established practice by relevant government departments at the detailed design stage.

Aesthetic Design

11. Two Members raised the following questions:

- (a) whether the detailed design of the proposed development would be submitted to the Committee for consideration in the future; and
- (b) the visual impact of the proposed development, particularly the rear elevations, on the surrounding residences, and whether there were any mechanisms, such as land lease, to govern the aesthetic design of the proposed development.

12. In response, Mr Kervis W.C. Chan, STP/TWK, with the aid of some PowerPoint slides, made the following main points:

- (a) the notional scheme for the proposed development at the Development Site had been formulated to demonstrate its technical feasibility while allowing design flexibility at the detailed design stage. Should the application be approved, the applicant would need to comply with the approval conditions, including the submission of air quality impact assessment to the satisfaction of the Environmental Protection Department. Following the approval of the application, the applicant (i.e. WKCD) would proceed with the tender process to select development partners. According to the relevant Legislative Council Brief for the WKCD residential development, amongst others, WKCD should submit tender schedules for Development Bureau (DEVB)'s agreement and seek DEVB's comments on the tender award recommendations for each residential sale exercise. While further planning application for the proposed development at the Development Site was not required, planning permission would be required for any residential development outside the Development Site in the "Other Specified Uses" annotated "Mixed Uses" ("OU(MU)") zones; and
- (b) according to the Planning Statement submitted by the applicant, WKCD acknowledged its social responsibility, including considering the evolving needs of the community, and strived to obtain sustainable building accreditation for both individual developments and the whole WKCD, such as achieving Gold or higher certification under BEAM Plus in previous developments. As mentioned in Further Information submitted by the applicant, the design of the proposed development scheme, including the gross floor area (GFA) and building height (BH), by the future developer would be subject to WKCD's approval, as specified in the Design and Development Control Brief.

13. A Member also enquired whether an advisory clause should be included to encourage WKCD to explore more innovative approaches to site utilisation that would support Hong Kong's cultural development. The Chairperson indicated that Members' concerns regarding design compatibility with the surroundings and the suggestion on exploring innovative approach would be recorded in the minutes, which would be conveyed

to the applicant for appropriate follow-up actions. The applicant would ensure that appropriate design requirements would be incorporated in the tender documents to achieve harmonious integration with the surroundings.

Public Comments

14. In response to a Member's enquiry on the public comments concerning selling the land at WKCD for residential use instead of cultural purposes, Mr Kervis W.C. Chan, STP/TWK, explained that from planning perspective, the primary consideration was to assess whether the planning application, including the proposed flat use, was in line with the planning intention of the "OU(MU)" zone and relevant guidelines. Land disposal arrangements were a policy matter, and relevant public comments had been conveyed to the Culture, Sports and Tourism Bureau (CSTB) for consideration. CSTB affirmed its support for cultural development, which aligned with the Government's overall direction of promoting cultural initiatives. CSTB also indicated that hotel/offices/residential and RDE facilities to generate income for sustaining the operation of art and cultural facilities had always been a crucial component of the WKCD project. The Chairperson supplemented that the Explanatory Statement of the approved WKCD Development Plan (DP) No. S/K20/WKCD/2 had stipulated that not more than 20% of the total GFA in WKCD should be for residential use subject to planning permission. The proposed development only involved adjustment to the distribution of residential GFAs without changing the development mix stipulated under the DP. The fiscal matters between WKCD and the Government should be separated from the planning consideration of the current application.

15. Noting that some public comments, consisting of identical templates in both Chinese and English, were submitted by individuals with matching names, a Member asked whether such submissions would be counted as separate submissions. In response, Mr Kervis W.C. Chan, STP/TWK, with the aid of some PowerPoint slides and samples of public comments, said that to avoid disputes, all public comment submissions received under this application with same or different contents and/or in different languages had been counted separately. Those submissions using the templates with/without additional comments had been categorised as template submissions. The Chairperson added that as the consideration of public comments should be based on the contents and substance rather than merely the number of submissions received, the adoption of a lenient approach in the counting was

considered acceptable. A Member pointed out that it would be an inefficient use of time to conduct detailed checking but remark(s) might be added for special cases (e.g. with variations or additional comments to the template) for the sake of clarity. Another Member concurred and said that a standardised and cost-effective approach for processing public comments should be adopted. In response to a Member's enquiry on whether all public comments could be viewed by the general public, the Chairperson confirmed that all public comments attached to the Paper had been uploaded to the Town Planning Board's website. The Paper had included analysis of the public comments, e.g. detailing the total number of public comments received, including those submitted in different templates.

Deliberation Session

16. The Chairperson remarked that the current proposal complied with the overall planning intention of WKCD and the relaxation of GFA and BH restrictions was in line with the previous approval. The proposed residential development complied with the GFA allocations and preserved the wind corridors, and the proposed footbridges would not result in significant adverse impact on air ventilation and visual quality aspects. Future design of the proposed development would be subject to monitoring by WKCDA.

17. Members in general supported the application. Some Members had the following comments:

- (a) WKCDA should place greater emphasis on social responsibility in the aesthetic design of the proposed residential development, especially for rear elevations of buildings facing the residential developments in the south, to ensure district-wide visual harmony. Additional greening, planned arts and cultural facilities should also be provided along the waterfront promenade and in the western part of WKCD;
- (b) WKCDA should ensure that the proposed footbridges would maintain unimpeded public access during opening hours as planned, thus benefiting the public;
- (c) WKCDA should explore more innovative approaches to site utilisation that would support Hong Kong's cultural development; and

- (d) noting that WKCD had yet to achieve economies of scale in operations, a balanced approach between revenue generation and visitor amenities, such as affordable dining options, should be considered as both were crucial for its long-term sustainability.

18. The Chairperson acknowledged the aesthetic concerns regarding the proposed residential development and remarked that WKCD would determine the appropriate design clause in due course. Besides, when WKCD developed progressively towards full operational capacity, commercial provisions would organically emerge to meet visitor demand. In any event, Members' views/suggestions stated in paragraph 17 above could be conveyed by PlanD to WKCD for consideration and follow-up actions as appropriate.

19. 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 20.6.2029, 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 6

Any Other Business

[Open Meeting]

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

**Minutes of 767th Metro Planning Committee
(held on 20.6.2025)**

Deferral Case

Request for Deferment by Applicants for 2 Months

Item No.	Application No.*	Time of Deferment
5	A/K15/132	2 nd [^]
Note: [^] <i>The 2nd Deferment was the last deferment and no further deferment would be granted unless under special circumstances and supported with strong justifications.</i>		

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 Yau Tong and Arup Hong Kong Ltd. (Arup) was one of the consultants of the applicants.	<ul style="list-style-type: none"> - Professor Simon K.L. Wong for his company owning properties in Yau Tong - Dr Tony C.M. Ip for his company having past business dealings with Arup

The Committee noted that Dr Tony C.M. Ip had tendered an apology for being unable to attend the meeting. As the properties owned by the company of Professor Simon K.L Wong had no direct view of the application site (the Site), the Committee agreed that he could stay in the meeting.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/MPC/Agenda/767_mpc_agenda.html for details of the planning application.