

TOWN PLANNING BOARD

Minutes of 776th Meeting of the Metro Planning Committee held at 9:00 a.m. on 7.11.2025

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

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

Professor Bernadette W.S. Tsui

Ms Kelly Y.S. Chan

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 Sandy S.Y. Yik

Agenda Item 1

Confirmation of the Draft Minutes of the 775th MPC Meeting held on 24.10.2025

[Open Meeting]

1. The Secretary reported that subsequent to the circulation of the draft minutes of the 775th MPC meeting to Members, amendments to paragraphs 9(b) and 13 incorporating a Member's comments as shown on the screen were proposed. The Committee agreed that the minutes were confirmed with incorporation of the said amendments.

Agenda Item 2

Matters Arising

[Open Meeting]

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

[Mr Stanley T.S. Choi joined the meeting at this point.]

Case for Streamlining Arrangement

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. 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, Members' declaration of interests for the case and the Committee's view on the declared interests were in **Annex**.

Deliberation Session

4. After deliberation, the Committee decided to approve the application on the terms of the application as submitted to the Town Planning Board. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Kowloon District

[Ms Florence Y.S. Lee, Senior Town Planner/Kowloon (STP/K), was invited to the meeting at this point.]

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K15/132 Further Consideration of Proposed Flat and Permitted Shop and Services and Eating Place with Minor Relaxation of Plot Ratio and Building Height Restrictions in “Residential (Group E)” Zone, 4 Tung Yuen Street, Yau Tong, Kowloon
(MPC Paper No. A/K15/132C)

5. The Secretary reported that the application site (the Site) was located in Yau Tong, and Arup Hong Kong Limited (Arup) and P&T Architects Ltd (P&T) were two of the consultants of the applicants. The following Members had declared interests on the item:

- | | |
|---------------------------|--|
| Professor Simon K.L. Wong | - his company owning properties in Yau Tong; |
| Dr Tony C.M. Ip | - his company having current business dealings with P&T and having past business dealings with Arup; and |
| Mr Ricky W.Y. Yu | - his company was planning and building a transitional housing in close proximity to the Site. |

6. The Committee noted that Mr Ricky W.Y. Yu 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 Site and Dr Tony C.M. Ip had no involvement in the application, the Committee agreed that they could join/stay in the meeting.

Presentation and Question Sessions

7. With the aid of a PowerPoint presentation, Ms Florence Y.S. Lee, STP/K, briefed Members on the background of the application, the proposed development, the Committee's previous consideration, further information (FI) submitted by the applicants in response to Members' concerns raised at the previous meeting, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

[Professor Simon K.L. Wong and Ms Sandy H.Y. Wong joined the meeting during PlanD's presentation.]

8. As background, the Chairperson recapitulated that the application comprised two parts: (i) proposed 'Flat' use in the "Residential (Group E)" ("R(E)") zone, for which planning permission was required to demonstrate land use compatibility while addressing the industrial/residential (I/R) interface issues; and (ii) minor relaxation of plot ratio (PR) and building height (BH) restrictions, for which the planning considerations including technical feasibility, environmental and other potential impacts, and planning gains provided by the applicants, etc., were relevant. Members were invited to consider whether the FI submitted by the applicants had addressed their concerns on the building layout and the associated wall effect raised at the previous meeting.

Wall Effect and Environmental Impact

9. A Member enquired whether the concrete batching plant (CBP) located to the immediate south of the Site was temporary in nature. In response, Ms Florence Y.S. Lee, STP/K, said that the CBP was situated on private land and could be operated permanently under the prevailing mechanism.

10. As regards the revised building layout, a Member enquired about the effectiveness of the proposed setback of the residential tower of a minimum of 1.2m from the southern site boundary adjacent to the CBP in mitigating the wall effect, and whether there were any additional measures proposed by the applicants. In response, Ms Florence Y.S.

Lee, STP/K, explained that a minimum 1.2m setback was proposed to provide building separation from the future redevelopment of the adjoining CBP site, while minimising the building mass of the proposed development. Given that the Site had an area of less than 20,000m² with a building having a continuous projected façade length (L_p) of less than 60m, building separation was not required according to the Sustainable Building Design Guidelines (SBDG). The revised layout with a setback from the CBP site, albeit not required, exemplified a design merit and could incentivise the future redevelopment of the CBP site to provide a similar setback, thereby achieving wider building separation between the two sites. Having said that, as advised by the Buildings Department (BD), the site context of the CBP site was similar to that of the current application in terms of site area and L_p, and the CBP site was therefore not subject to any mandatory building separation requirement. Whether a similar setback would eventually be provided at the CBP site would depend on the building disposition at the detailed design stage. In the wider context, significant wall effect was not anticipated as building separations were provided in the “Comprehensive Development Area” (“CDA”) sites in the Yau Tong Industrial Area (YTIA) and the building design was regulated by the prescribed window requirements under the Building (Planning) Regulations.

11. In response to the same Member’s enquiry on potential environmental pollution, particularly air quality impacts associated with the open-air operation of the sand barge at the berthing pier of the CBP site, and whether this had been taken into account in the planning and environmental impact assessments, Ms Florence Y.S. Lee, STP/K, said that the Site was susceptible to pollution issues due to the operation of the CBP located to its immediate south. In that regard, the single-aspect building design along the CBP was adopted (i.e. non-openable windows for non-sensitive uses on the side facing the CBP site) and was considered acceptable to mitigate the potential environmental impact arising from the CBP. With reference to similar planning applications for residential developments in the vicinity, where two other CBPs located to the further south of the Site at 20 and 22 Tung Yuen Street which ceased operation in April 2025 were involved, various mitigation measures, including single-aspect building design, acoustic balconies and acoustic windows, would be adopted on the side facing the emission source to address the I/R interface issues. In the long term, the existing CBP might be incentivised to phase out and be redeveloped for residential use to align with the transforming neighbourhood which was characterised by residential developments.

12. The Chairperson supplemented that the development parameters for the Site were comparable to those of other residential developments along the waterfront, which resulted in buildings of similar massing. In light of the various site constraints, Members should consider whether the applicants had made sufficient effort to optimise the layout to mitigate any potential wall effect.

Public Waterfront Promenade (PWP)

13. Noting that a 15m-wide PWP was proposed within the Site, situated between the Yau Tong Sewage Pumping Station (YTSPS) and the CBP, which were in operation, a Member raised the following questions:

- (a) the planning and implementation of the PWP in the area in the medium to long term; and
- (b) with reference to successful precedents such as the conversion of part of the Western Wholesale Food Market into a leisure park and the boardwalk in North Point, whether there was any plan or programme to relocate the YTSPS to facilitate a continuous PWP.

14. In response, Ms Florence Y.S. Lee, STP/K, with the aid of some PowerPoint slides, made the following main points:

- (a) with reference to Plan FA-1 of the Paper, provision of PWP not less than 15m wide in the “CDA” sites in YTIA was required under the relevant outline zoning plan. Upon completion of the 15m-wide PWP within the Site and the 4.3m-wide PWP at the adjoining YTSPS, a seamless connection to the PWP in YTIA would largely be achieved, creating potential for a continuous PWP in Kowloon East. Such voluntary provision of PWP for public enjoyment by the applicants was regarded as a planning gain; and
- (b) there was no relocation plan for the YTSPS. Nevertheless, the applicants, with the agreement of the Drainage Services Department, proposed a

4.3m-wide PWP on the adjoining YTSPS site to connect with the proposed 15m-wide PWP within the Site, thereby achieving a seamless connection from YTIA to Yau Tong Bay as mentioned in paragraph 14(a) above.

Deliberation Session

15. The Chairperson recapitulated that the Site was zoned “R(E)” which was intended primarily for phasing out of existing industrial uses through redevelopment or conversion for residential use on application to the Board. Members were to consider the suitability of residential use having regard to the I/R interface. Some residential developments (such as The Coast Line 1) on the waterfront to the further south of the Site, which were subject to similar site context and constraints as the current application, had been implemented with appropriate mitigation measures. For the current application, an Environmental Assessment (EA) was submitted by the applicants to demonstrate that no insurmountable environmental issues were anticipated from the operation of CBP and sand barge with the implementation of appropriate mitigation measures, including single-aspect building design facing the CBP and orientation of the residential tower to shield the noise and pollutants. As such, the Environmental Protection Department (EPD) had no objection to or no adverse comment on the application. Regarding the proposed minor relaxation of PR and BH restrictions, there were no significant adverse impacts on infrastructural capacity, environmental and other aspects, and various planning and design measures, including a 15m-wide PWP within the Site, a full-height 5m-wide setback from Tung Yuen Street and a 4.3m-wide PWP on the adjoining YTSPS site at the applicants’ own cost, were proposed voluntarily by the applicants. Given various site constraints, the applicants had further revised the building layout to provide a minimum 1.2m setback for the residential tower at the southern site boundary facing the CBP. BD advised that the proposed development was generally in compliance with SBDG.

16. With regard to environmental impact, Miss Queenie Y.C. Ng, Principal Environmental Protection Officer (Territory South), EPD supplemented that the submitted EA covered various emission sources, including road traffic, marine vessels, emission from sand depot, etc. and concluded that the proposed development would not be subject to insurmountable environmental problems with suitable mitigation measures, and complied with relevant environmental requirements.

17. A Member expressed support for the application, acknowledging the applicants' efforts to provide various planning gains, including the 4.3m-wide PWP at the adjoining YTSPS site and a 5m-wide at-grade covered pedestrian passageway connecting Tung Yuen Street to the waterfront. The concern on wall effect had been suitably addressed with the proposed 1.2m-wide setback for the residential tower at the southern site boundary abutting the CBP, which was not a requirement under SBDG. Given the sea frontage of about 60m involving the Site and the CBP site, the proposed building separation would serve as a wind corridor, allowing air ventilation to the inland area. It was anticipated that the enhanced building design would incentivise future developments, in particular the CBP site, to adopt similar measures to minimise wall effect. The same Member, however, expressed concern regarding the potential lack of visual interest and compatibility for the PWP facing the CBP during the interim period, given the different redevelopment timeframes between the Site and the operational CBP.

18. Noting Member's concern about visual compatibility with the adjoining CBP site, the Chairperson suggested and the Committee agreed to incorporate an additional advisory clause requesting the applicants to further improve the design of the proposed PWP, giving due consideration to the I/R interface with the adjoining CBP where appropriate. The Chairperson said that the approval of the current application would set a precedent for future redevelopment at the adjoining CBP site, which fell within the same "R(E)" zone, and any future redevelopment of the CBP site would require planning permission from the Board based on its individual merits.

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 7.11.2029, 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 applicants to note the advisory clauses as set out in the appendix of the Paper with the following additional advisory clause:

“- to further improve the design of the proposed public waterfront promenade, giving due consideration to the industrial/residential interface with the adjoining

concrete batching plant where appropriate.”

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

Agenda Item 5

Any Other Business

[Open Meeting]

20. There being no other business, the meeting was closed at 9:45 a.m.

**Minutes of 776th Metro Planning Committee
(held on 7.11.2025)**

Case for Streamlining Arrangement

Application approved on a permanent basis

Item No.	Application No.	Planning Application
3	A/H8/442	Proposed Shop and Services in “Other Specified Uses” annotated “Pier” Zone, Shop A of Upper Deck and Shops B, C, D & E of Lower Deck, North Point (East) Ferry Pier, North Point, Hong Kong

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members’ Declared Interests	
3	The application premises were located in North Point.	- Mr Ricky W.Y. Yu for co-owning with spouse a property in North Point - 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 Mr Ricky W.Y. Yu and Ms Kelly Y.S. Chan had tendered apologies for being unable to attend the meeting.