

TOWN PLANNING BOARD

Minutes of 794th Meeting of the Metro Planning Committee held at 9:00 a.m. on 28.8.2026

Present

Director of Planning
Mr Anthony K.O. Luk

Chairperson

Ms Sandy H.Y. Wong

Vice-chairperson

Mr Ben S.S. Lui

Professor Bernadette W.S. Tsui

Mr Daniel K.W. Chung

Dr Tony C.M. Ip

Professor Simon K.L. Wong

Mr Derrick S.M. Yip

Mr Vincent K.C. Cheung

Professor Herbert P.K. Chia

Dr Chris K.T. Lam

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
Ms Marlene Y.H. Ho

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

Ms Kelly Y.S. Chan

Professor Janet K.Y. Chan

In Attendance

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

Chief Town Planner/Town Planning Board
Mr K.K. Lee

Town Planner/Town Planning Board
Mr Joseph C.Y. Chan

Agenda Item 1

Confirmation of the Draft Minutes of the 793rd MPC Meeting

[Open Meeting]

1. The draft minutes of the 793rd MPC meeting held on 14.8.2026 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

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

[Messrs Derrick S.M. Yip and Bond C.P. Chow joined the meeting at this point.]

Deferral Cases

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

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

Deliberation Session

4. 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.

Kowloon District

[Ms Vicki Y.Y. Au, Senior Town Planner/Kowloon (STP/K), and Ms Jenny W.C. Lai and Mr Ryan M.H. Kwok, Town Planners/Kowloon (TPs/K), were invited to the meeting at this point.]

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K10/281 Proposed Minor Relaxation of Domestic Plot Ratio and Building Height Restrictions for Permitted Residential Development with Government, Institution or Community, Commercial/Retail and Public Vehicle Park Uses in “Residential (Group A)” Zone, New Kowloon Inland Lot 6658
(MPC Paper No. A/K10/281)

5. The Secretary reported that the application site (the Site) was located in Kowloon City and the application was submitted by the Urban Renewal Authority (URA), with Aurecon Hong Kong Limited (Aurecon) as one of the consultants of the applicant. The Chairperson and following Members had declared interests on the item:

Mr Anthony K.O. Luk (as Director of Planning) (the Chairperson)	- being a non-executive director of the URA Board and a member of its committee;
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Mr Ben S.S. Lui	- being a former executive director of URA and having involvement in the Kai Tak Road/Sa Po Road Development Scheme (KC-015) during his tenure in URA;
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|------------------------|--|
| Mr Vincent K.C. Cheung | - having past business dealings with URA, and having conducted valuations for individual claimants in respect of various properties at the Site for submission to URA; and |
| Dr Tony C.M. Ip | - having current business dealings with URA and Aurecon. |

6. As the interests of Messrs Anthony K.O. Luk (the Chairperson), Ben S.S. Lui and Vincent K.C. Cheung and Dr Tony C.M. Ip were considered direct, the Committee agreed that they should be invited to leave the meeting temporarily for the item. The Vice-chairperson took over the chairpersonship of the meeting temporarily for the item.

[Messrs Anthony K.O. Luk, Ben S.S. Lui and Vincent K.C. Cheung and Dr Tony C.M. Ip left the meeting temporarily at this point.]

Presentation and Question Sessions

7. With the aid of a PowerPoint presentation, Ms Jenny W.C. Lai, 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.

Parking Provision

8. Noting that on-street illegal parking was an issue in Kowloon City due to the lack of public vehicle parking spaces, a Member enquired about the reason for the reduction in the provision of public vehicle parking spaces from 300 spaces under the notional scheme of the Development Scheme Plan (DSP) to 217 spaces under that of the current application, and whether the reduction had been agreed by the Kowloon City District Council (KCDC). In response, Ms Vicki Y.Y. Au, STP/K, said that the Traffic Impact Assessment submitted for the application had updated the parking demand projection, taking into account the completion of MTR Sung Wong Toi Station and various residential developments in the vicinity of the Site.

The proposed 217 car parking spaces for the public vehicle park (PVP), which included some surplus, were estimated to be sufficient to meet local demand in 2033, and were considered acceptable by both the Transport Department and KCDC.

Justifications for the Application

9. The Vice-chairperson and two Members raised the following questions:
 - (a) noting the applicant's justification that the proposed minor relaxation of domestic plot ratio (PR) restriction from 7.5 to 8 while maintaining the total PR at 9 was to enhance development flexibility to meet market needs, whether such a justification was reasonable and whether the Town Planning Board (the Board) had approved similar applications from private developers on the same basis; and
 - (b) whether there were other technical justifications or planning gains for the Board to consider the application.
10. In response, Ms Vicki Y.Y. Au, STP/K, with the aid of some PowerPoint slides, made the following main points:
 - (a) the proposed minor relaxation of domestic PR was considered acceptable in this case as the application was technically feasible with no adverse impacts. Appreciating URA's efforts in adopting an Integrated Approach, which combined redevelopment, building rehabilitation, conservation and revitalisation efforts for holistic re-planning and restructuring of the Lung Shing area by blending old and new cityscapes, the Development Bureau had no objection to the proposal. The 'enhancing development flexibility to meet market needs' ground should not be regarded as the major consideration for this or future applications, as the key considerations should be the specific circumstances of each case, including technical feasibility, planning gains and policy support; and
 - (b) the key planning gains and urban design features under the original DSP

scheme would be retained, including a proposed new road for public use to divert vehicular traffic from Sa Po Road to Kai Tak Road, the provision of a sunken plaza for connecting to Kai Tak Development Area (KTDA) and enhancing local vibrancy, and other good building design features. The proposed minor relaxation of building height (BH) restriction was to facilitate the adoption of Modular Integrated Construction (MiC), which would bring environmental and social benefits, and to allow the relocation of two underground carpark storeys aboveground to align with the Government's latest policy initiatives. URA's important mission and role, distinct from private developers, in implementing comprehensive urban renewal and improving the built environment in old urban districts, which required substantial resources and efforts and was supported by the Government, should also be recognised.

Sunken Plaza and Retail Provision

11. The Vice-chairperson and three Members raised the following questions:
 - (a) the function and design of the proposed sunken plaza as a planning gain in the development;
 - (b) noting an opposing public comment stating that there was reduction in retail floor space and URA breached its commitment to relocate local character shops to the Site, whether the proposed commercial/retail gross floor area (GFA) was reduced as compared to the original DSP scheme, and whether the total non-domestic GFA equivalent to the PR of 1 was less than the GFA of the original local shops being affected; and
 - (c) whether any survey had been conducted on the number of local shops affected so as to estimate the number of shop units required at the Site in the future for reprovisioning the affected shops.
12. In response, Ms Vicki Y.Y. Au, STP/K, with the aid of some PowerPoint slides, made the following main points:

- (a) the proposed split-level sunken plaza of about 1,000m² in size at the southern portion of the Site was proposed in the DSP and retained in the current application would serve to strengthen connectivity and walkability between Kowloon City and KTDA. It would include covered and uncovered areas, with hard and soft landscape, commercial/retail components, event space and place-making elements at different levels for public enjoyment, and would be a gateway leading to KTDA through a pedestrian subway and an underground shopping street (USS);
- (b) the proposed increase in domestic PR, while keeping the total PR unchanged, would inevitably result in a reduction of non-domestic PR, although the actual mix of domestic and non-domestic PRs would be determined at the detailed design stage. The GFA of the affected shops located on the ground floor of the previous tenement buildings within the Site was roughly equivalent to a non-domestic PR of 1. As such, the proposed non-domestic PR of 1 was considered broadly comparable to the previous retail provision. URA also considered that the reduction in non-domestic GFA would not affect the future provision of retail spaces on the ground floor of the Site along the street frontage and would not undermine the return of the affected local shops, such as those with Chiu-chow or Thai cultural characters. URA had offered the ‘Special Arrangement for Preserving Local Character’ to provide priority leasing and concessionary rent to affected shop operators so as to enable them to continue their businesses within the district; and
- (c) the size and number of retail shops to be provided at the Site would be subject to detailed design and consultation with the affected local shop operators who were willing to return.

Public Comments

13. The Vice-chairperson and a Member raised the following questions:

- (a) which specific planning gains and design merits an opposing public comment

alleged that the applicant had failed to demonstrate;

- (b) whether the major objecting grounds raised in public comments were pertinent to the application and the development proposal; and
- (c) whether an updated air ventilation assessment (AVA) study would be required.

14. In response, Ms Vicki Y.Y. Au, STP/K, made the following main points:

- (a) all key planning gains and urban design features committed under the approved DSP would be retained by the applicant;
- (b) the major objecting grounds raised in the public comments were generally not valid in relation to the application and the development proposal. While there were no large-scale public parks nearby, the proposed sunken plaza would provide a linkage between street and podium levels and the future USS in KTDA, and through restructuring of back lanes and small-sized open spaces, it would enrich the user experience while enhancing walkability and connectivity across the area. The building design, as well as the site configuration, was constrained by two residential towers interspersed within the Site. Other grounds from the opposing public comments in relation to the provision of PVP, visual impact and retail space arrangement were also clarified/addressed; and
- (c) given that the provision of the sunken plaza and relevant good design features committed under the approved DSP were retained under the application, the Urban Design and Landscape Unit of PlanD advised that a revised AVA was not necessary.

Deliberation Session

15. Members generally supported the application. The Committee noted that a similar application (No. A/K10/280), which was also submitted by URA, for minor relaxation of the domestic PR and BH restrictions to the same extent for a development project at Ma Tau Wai Road mainly to facilitate holistic planning with an adjoining site and the provision of

public carparking spaces, was approved by the Committee on 24.7.2026. For the subject application, the proposed 20m BH relaxation was considered necessary for the adoption of MiC and provision of two aboveground carpark storeys. While the proposed minor relaxation of the domestic PR restriction from 7.5 to 8 would result in a reduction of the non-domestic PR from 1.5 to 1, through site amalgamation and closure of back alleys and a section of public road, the Site would have a larger area and, consequently, a total non-domestic GFA greater than the total GFA of the ground floor shops of the previous tenement buildings. According to the current scheme, the whole ground floor would be designated for retail shops with street frontage and linkage to the sunken plaza. With the provision of two levels of car park above, there might not be scope to provide additional shops on top. It was also noted that URA's commitment to provide priority leasing and concessionary rent to affected shop operators to facilitate their reprovisioning in the retail spaces of the Site, with a view to maintaining vibrancy along the street frontage, was acknowledged. The future joint-venture developers would not be precluded from including commercial/retail uses where viable, and could provide commercial/retail GFA equivalent to a non-domestic PR of 1 or above, at the expense of domestic GFA, at the implementation stage.

16. In view of the above, the Committee considered that approval of the application represented a flexible control of the respective maximum domestic and non-domestic PRs, which could be granted in recognition of URA's urban renewal efforts, particularly its operational and acquisition challenges in amalgamating fragmented sites, while incorporating targeted government, institution and community facilities, public open spaces and other public benefits. Although the applicant's justification relating to enhancing development flexibility to meet market needs was not the major consideration for the Committee, some Members opined that similar planning considerations for minor relaxation of development restrictions on the relevant Outline Zoning Plan (OZP) could be applied consistently to private developers undertaking complex urban renewal projects under comparable circumstances, in line with the Government's latest policy to incentivise urban renewal, as long as the planning gains justified for such applications. Meanwhile, subject to meeting relevant eligibility criteria, private developers might be able to receive an additional 20% land premium-free PR on top of their permissible PR for redevelopment of sites in designated areas, including those within the Ma Tau Kok OZP, under the Government's latest Bonus PR Pilot Scheme, by way of section 16 application to be considered by the Board. Nevertheless, approval of the current application should not be taken to imply that similar applications for minor relaxation of development

restrictions in the area, particularly those involving domestic PR, would be approved in the future, as each application would be considered on its own individual merits.

17. 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 28.8.2030, 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 advisory clauses as set out in the appendix of the Paper.

[Messrs Anthony K.O. Luk, Ben S.S. Lui and Vincent K.C. Cheung and Dr Tony C.M. Ip rejoined the meeting at this point.]

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K18/351	Proposed Minor Relaxation of Building Height Restriction to Allow for One Storey of Basement for Carparking and Ancillary Plant Room for Permitted House Development in “Residential (Group C) 1” Zone, 4 Cumberland Road, Kowloon Tong, Kowloon (MPC Paper No. A/K18/351)
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18. The Secretary reported that the application site (the Site) was located in Kowloon Tong. Professor Simon K.L. Wong had declared an interest on this item for his spouse owning a property in vicinity of the Site. As the property owned by the spouse of Professor Simon K.L. Wong might have direct view of the Site, the interest of Professor Wong was considered direct. The Committee agreed that he should be invited to leave the meeting temporarily for the item.

[Professor Simon K.L. Wong left the meeting at this point.]

Presentation and Question Sessions

19. With the aid of a PowerPoint presentation, Mr Ryan M.H. Kwok, TP/K, briefed Members on the background of the application, the proposed development, departmental comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

20. Members had no question on the application.

Deliberation Session

21. 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 28.8.2030, 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 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]

22. There being no other business, the meeting was closed at 10:35 a.m.

**Minutes of 794th Meeting of the Metro Planning Committee
(held on 28.8.2026)**

Deferral Cases

Requests for Deferment by Applicant for 2 Months

Item No.	Application No.*	Times of Deferment
3	A/H11/108	1 st
5A	A/K22/50	1 st

Declaration of Interests

The Committee noted the following declaration of interests:

Item No.	Members' Declared Interests	
3	The application site was located in Mid-Levels West.	- Mr Anthony K.O. Luk (the Chairperson) for owning a property in Mid-Levels West - Mr Vincent K.C. Cheung for owning a property in the vicinity of the Site - Professor Simon K.L. Wong for his company owning a property and a parking space in Mid-Levels West - Mr Ben S.S. Lui for being a director of a company which owned property in Mid-Levels West
5A	The application was submitted by Health Link Investment Limited (HLIL).	- Mr Vincent K.C. Cheung for having current business dealings with HLIL

As the properties owned by Messrs Anthony K.O. Luk (the Chairperson) and Vincent K.C. Cheung and the companies of Professor Simon K.L. Wong and Mr Ben S.S. Lui had no direct view of the application site under Item 3, the Committee agreed that they could stay in the meeting. As the interest of Mr Vincent K.C. Cheung was considered direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion for Item 5A.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/MPC/Agenda/794_mpc_agenda.html for details of the planning applications.