

MPC Paper No. A/K1/259
For Consideration by the
Metro Planning Committee
on 18.10.2019

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

APPLICATION NO. A/K1/259

<u>Applicant</u>	The Scout Association of Hong Kong (SAHK) represented by Fotton Surveyors Limited
<u>Premises</u>	B/F (Portion) and G/F (Portion), Hong Kong Scout Centre (HKSC), 8 Austin Road, Tsim Sha Tsui, Kowloon
<u>Total Floor Area</u>	1,977m ² (about)
<u>Lease</u>	Kowloon Inland Lot (KIL) 10973 commencing from 9.1.1990 to 30.6.2047
<u>Plan</u>	Approved Tsim Sha Tsui Outline Zoning Plan (OZP) No. S/K1/28
<u>Zoning</u>	“Government, Institution or Community” (“G/IC”) [Maximum building height (BH) of 90mPD or the height of the existing building, whichever is the greater.]
<u>Application</u>	Renewal of Planning Approval for Temporary Eating Place (Restaurant) for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks renewal of planning approval for temporary eating place (restaurant) at B/F (Portion) and G/F (Portion) of the HKSC at 8 Austin Road, Tsim Sha Tsui, Kowloon (the Premises) (**Plan A-1**) for a period of three years from 10.12.2019 to 9.12.2022. The HKSC falls within an area zoned “G/IC” on the approved Tsim Sha Tsui OZP No. S/K1/28 (**Plans A-1** and **A-2**). According to the Notes of the OZP for the “G/IC” zone, ‘eating place (not elsewhere specified)’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board).
- 1.2 The Premises is the subject of a previous application (No. A/K1/255) for temporary eating place (restaurant) which was approved with conditions by the Metro Planning Committee (the Committee) of the Board on 9.12.2016 on a temporary basis for a period of three years, instead of six years sought, until 9.12.2019. A shorter temporary approval was granted in order to review the possibility of accommodating other government, institution or community (GIC) uses at the Premises in the future. All approval conditions have been complied with. The Premises is currently used as a restaurant.

- 1.3 The Premises comprises the entrance at G/F and the restaurant at B/F (**Drawings A-1 to A-4**). The total gross floor area (GFA) is about 1,977m² (including 52m² at G/F and 1,925m² at B/F)¹. The main pedestrian access to the Premises is via the staircases at G/F fronting Austin Road while the Premises could also be accessed via two lifts (serving between B/F and 5/F) at the G/F lobby of the HKSC (**Drawings A-1 and A-2**).
- 1.4 According to the applicant, the scale and operation of the temporary eating place (restaurant) under the current application is the same as the previously approved scheme under application No. A/K1/255. With a seating capacity of 854 seats, the operation hour of the restaurant at the Premises is from 7:00 a.m. to 11:30 p.m. daily. 10 car parking spaces are provided in the HKSC, which is accessible via Scout Path off Austin Road (**Drawing A-1**). Two loading/unloading bays are located at B/F of the HKSC.
- 1.5 In support of the application, the applicant has submitted the following documents:
- (a) Application form and supplementary planning (**Appendix I**) statement received on 29.8.2019
 - (b) Further information (FI) dated 6.9.2019 providing (**Appendix Ia**) clarification on the justifications for the application*
 - (c) FI dated 2.10.2019 providing responses to (**Appendix Ib**) departmental and public comments*

*Remarks: *FI accepted and exempted from publication and recounting requirement*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application as set out in **Appendices I, Ia and Ib** are summarised as follows:

No change in scale and operation

- (a) Without changing the scale and operation of the Premise as a temporary eating place, the application is only intended to allow operational flexibility for serving both the Scout members and the public including local residents, passers-by and tourists. A priority booking system will continue to be given to Scout members. The rental received from the restaurant is injected back to Scout Movements for youth development in Hong Kong.

No material change

- (b) There has been no material change in planning circumstances since the previous temporary planning approval. No adverse planning implication arising from the renewal application is anticipated. All the approval conditions have been complied with.

Sufficient parking spaces with no adverse traffic impact

- (c) The HKSC currently has a total of 529 car parking spaces and the utilisation rate in the past six months was around 65%. According to the Hong Kong

¹ According to the applicant's submission at **Appendix Ib**, the Premises has a GFA of 1,977m² or a net floor area of 1,846m²

Planning Standards and Guidelines (HKPSG), 10 car parking spaces should be provided for the eating place with an area of 1,977m². No adverse traffic impact induced by the subject restaurant was observed in the past three years and adverse traffic impact is not anticipated in the future. The traffic congestion in Austin Road and Scout Path has been prevailing for many years but is not attributed by the subject restaurant.

No adverse infrastructural impacts

- (d) There would also be no adverse sewerage and drainage impacts resulted from the use under application.

Continue to serve as an eating place

- (e) In any event, the Premises will remain part and parcel of the SAHK, as in the past, to serve as an eating place for its members².

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

4. Town Planning Board Guidelines

4.1 Town Planning Board Guidelines No. 16 for ‘Application for Development/Redevelopment within “G/IC” zone for uses other than G/IC uses under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 16) is relevant to this application. The relevant extract of the Guidelines are as follows:

- (a) the proposed development should not adversely affect the normal operation of the existing GIC facilities within the “G/IC” site;
- (b) the proposed development should be compatible in land-use terms with the GIC uses on the site and the surrounding areas;
- (c) the proposed development should be sustainable in terms of the capacities of existing and planned infrastructure;
- (d) there should be adequate provision of parking and loading/unloading facilities to serve the development in accordance with HKPSG and to the satisfaction of Transport Department; and
- (e) the proposed development should not cause or be susceptible to adverse environmental impacts.

4.2 As the current application is for renewal of planning approval, planning considerations and assessments are made mainly based on ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning

² According to the building plans approved in March 1993 and the Occupation Permit issued by the Building Authority on 23.6.1993, the Premises was approved for the use of scout canteen.

Conditions for Temporary Use or Development' (TPB PG-No. 34C). The relevant assessment criteria are summarised as follows:

- (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
- (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
- (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
- (d) whether the approval period sought is reasonable; and
- (e) any other relevant considerations.

4.3 It is also indicated in TPB PG-No. 34C that under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. A streamlined approach is adopted and there is no need to undertake new technical assessments so long as there is no major change in planning circumstances.

5. Background

5.1 The lot was granted to the HKSA in 1990 for the purpose of the Scout Headquarters, bus terminus, telephone exchange and vehicle park. According to the Conditions of Grant, the HKSC should be 'a headquarters for the SAHK including assembly hall, gymnasium, offices, scout shop, hostel, dormitory, canteen, staff quarters and such other ancillary accommodation and facilities as shall be approved by the Director of Social Welfare' (now the Secretary for Home Affairs).

5.2 According to the building plans approved in March 1993 and the Occupation Permit issued by the Building Authority on 23.6.1993 (**Appendix II**), the Premises was approved for the use of scout canteen.

6. Previous Application

The Premises is the subject of a previous application (No. A/K1/255) for temporary eating place (restaurant) submitted by the same applicant. The application was approved with conditions on fire service requirements by the Committee on 9.12.2016 for a period of three years, instead of six years sought, in order to review the possibility of accommodating other GIC uses at the subject premises in the future. The major grounds of approval were that the temporary eating place was not incompatible with the surrounding area and no adverse impact was anticipated. The approval conditions have been complied with.

7. **Similar Application**

There is one similar application for restaurant (No. A/K1/174) within “G/IC” zone in Tsim Sha Tsui OZP. The application for restaurant with outdoor café for the Tsim Sha Tsui Promenade on government land adjoining New World Centre (**Plan A-1a**) was rejected by the Committee on 2.11.2001 on the grounds that the proposed development was not in line with the planning intention of the application site which was zoned “G/IC”; and there was insufficient information in the submission to demonstrate that the proposed development would integrate with the Tsim Sha Tsui Promenade Beautification Projection undertaken by the Government for this promenade. On 4.10.2002, the Board approved the application upon review mainly on the consideration that interfacing issues with the promenade could be resolved and approval conditions on submission of the design details of proposed restaurant and ancillary facilities, and submission and implementation of landscaping proposal were imposed. The application site was subsequently rezoned from “G/IC” to “Open Space” on the OZP.

8. **The Premises and Its Surrounding Areas** (Plans A-1, A-1a, A-2 and A-5, and Site Photos on Plans A-3 to A-5)

8.1 The Premises is:

- (a) located at part of B/F with an entrance at G/F of the 28-storey HKSC;
- (b) currently used as a restaurant; and
- (c) accessible via the entrance at G/F of the HKSC fronting Austin Road (**Plans A-3 and A-4**), or via the lifts at the G/F lobby of the HKSC.

8.2 Based on site inspection in September 2019, the current uses within the HKSC are summarised as follows:

Floor	Current Uses
Basement (<i>Application Premises</i> at portion of B/F)	Eating place and loading/unloading area
G/F (<i>Application Premises</i> at portion of G/F)	Reception, lift lobby and staircases to B/F and cross-boundary coach terminus
UG/F	Lounge
1/F to 4/F	Car park
5/F	Car park and telephone exchange
6/F to 7/F	Telephone exchange
8/F	Scout clubhouse with catering facilities, Scout Centre and offices
9/F to 11/F	Scout Centre and offices
12/F	Mechanical rooms
13/F	Offices and staff canteen
14/F to 25/F	Guest rooms

8.3 The surrounding areas have the following characteristics (**Plan A-5**):

- (a) surrounded by a mix of residential, commercial, educational and recreational development/uses;
- (b) to the east and south is the Kowloon Park and further east is Tsim Sha Tsui Police Station;
- (c) to the further southeast and southwest are the Kowloon Park Swimming Pool and two schools (i.e. Lai Chack Middle School and Canton Road Government Primary School) respectively; and
- (d) to the north and west is a mix of commercial and residential uses including Victoria Towers, Chong Tak Building and TAL Building.

9. Planning Intention

- 9.1 The “G/IC” zone is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 9.2 According to the Explanatory Statement of the OZP, the HKSC is to be developed into a multi-purpose building accommodating a multi-storey car park, telephone exchange and cross-boundary bus terminus, and the Boy Scout Association Headquarters with hostels.

10. Comments from Relevant Government Bureau and Departments

- 10.1 The following government bureau and departments have been consulted and their comments are summarised as follows:

Policy Perspective

- 10.1.1 Comments of the Secretary for Home Affairs (SHA):

Home Affairs Bureau is the policy bureau supporting the private treaty grant for development of the HKSC. He has no in-principle objection to the application subject to no adverse comments from other relevant bureaux/departments.

Land Administration

- 10.1.2 Comments of the District Lands Officer/Kowloon West, Lands Department (DLO/KW, LandsD):

- (a) The concerned building falls within KIL 10973 which is held under Conditions of Grant No. 12085 dated 9.1.1990 as varied

or modified by a Modification Letter dated 7.4.1995 and a No-objection Letter dated 31.1.1997 (hereafter collectively referred to as 'the Conditions'). Special Condition (S.C.) No. (6) of the Conditions stipulates that the Grantee of the lot shall not erect or maintain on the lot any building or buildings other than the building or buildings comprising:

- (i) a headquarters for the SAHK including assembly hall, gymnasium, offices, scout shop, hostel, dormitory, canteen, staff quarters and such other ancillary accommodation and facilities as shall be approved by Director of Social Welfare (hereafter referred to as 'the Scout Headquarters');
 - (ii) a bus terminus having a GFA of not less than 2,300m²;
 - (iii) a telephone exchange including ancillary offices as shall be approved by the Director of Lands having a GFA of not less than 9,000m²; and
 - (iv) a multi-storey vehicle park.
- (b) S.C. No. (8)(a) of the Conditions also stipulates that the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than accommodation for the Scout Headquarters, the Bus Terminus, the Telephone Exchange and the Vehicle Park.
- (c) The temporary eating place (restaurant) does not comply with S.C. Nos. (6)(i) and (8)(a). After the applicant had obtained the Board's permission for its previous planning application (No. A/K1/255), a temporary waiver to permit restaurant use at the Premises was approved by the LandsD for a fixed term of three years commencing on 1.3.2015 and thereafter quarterly subject to payment of waiver fee. The temporary use for eating place at the Premises is permitted under the said waiver.
- (d) The Conditions contain no provision for the Government to take over the Premises for other GIC uses.

Building Matters

10.1.3 Comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):

He has no in-principle objection to the application subject to the conditions and requirements imposed by the BD being satisfactorily complied with at the restaurant licence application stage.

Traffic

10.1.4 Comments of the Commissioner for Transport (C for T):

- (a) It is noted that the application is for the renewal of a previous application No. A/K1/255 and no complaint about traffic caused by operation of the subject eating place has been received so far.
- (b) According to the HKSPG, 0.5 to 1 car parking space per 200m² GFA of conference and banquet facilities is required. Given that the subject eating place has a GFA of 1,977m², 10 car parking spaces shall be provided to fulfil the high-end requirement.
- (c) He has no comment on the application from the traffic engineering viewpoint.

Environment

10.1.5 Comments of the Director of Environmental Protection (DEP):

- (a) No objection to the application from the environmental perspective.
- (b) Based on the information provided by the applicant, it is noted that the application is not expanding the capacity of the existing restaurant and there will be no change from the last approval with the same operation hours and seating capacity. Sewage will be discharged to the same sewerage system as per current configuration.
- (c) The applicant should ensure compliance with the requirements of relevant pollution control ordinances and guidelines. In particular, the applicant should implement the best practical control measures as set out in the 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business' to minimise the oily fume and cooking odour emission.

Fire Safety

10.1.6 Comments of the Director of Fire Services (D of FS):

He has no in-principle objection to the application provided that the fire service installations and equipment installed thereat are properly maintained.

Other Aspects

10.1.7 Comments of the Director of Social Welfare (DSW):

As there are no natural lighting and natural ventilation in the Premises, it may not be suitable for the provision of elderly and other welfare facilities.

10.1.8 Comments of the Government Property Administrator (GPA):

As per the record in the Government Property Agency, there is no requirement of GIC facilities in the district which are suitable to be accommodated in the Premises.

10.2 The following government departments have no objection to /no comment on the application:

- (a) Chief Highway Engineer/Kowloon, Highways Department;
- (b) Director of Leisure and Cultural Services;
- (c) Chief Engineer/Kowloon, Water Supplies Department;
- (d) Chief Engineer/Mainland South, Drainage Services Department;
- (e) Director of Electrical and Mechanical Services;
- (f) Director of Food, Environment and Hygiene;
- (g) Commissioner of Police; and
- (h) District Officer (Yau Tsim Mong).

11. Public Comments Received During Statutory Publication Period

The application was published for public inspection on 6.9.2019. During the first three weeks of the statutory public inspection period, which ended on 27.9.2019, eight public comments submitted by TST Residents Concern Group, Designing Hong Kong Limited and individuals were received (**Appendices IIIa to IIIh**). The public comments mainly expressed objecting views to or general comments on the application, and their concerns are summarised as follows:

- (a) Land use compatibility – the Premises should be ancillary to the operation of the HKSC. The change of use to commercial (restaurant) cannot be justified and is not in line with the planning intention of the “G/IC” zone. It is also incompatible with the surrounding area which is predominantly occupied by school and residential developments. Approving the application would set an undesirable precedent.
- (b) Lack of GIC facilities – there are deficits of GIC facilities, particularly the elderly and child care facilities. The Premises should be put in meaningful GIC use to serve the public.
- (c) Discrepancy in floor area – the floor area (1,977m²) under the current application is larger than that under the previous planning (1,846m²).
- (d) Traffic congestion and vehicular access arrangement – the eating place at the Premises will pose traffic pressure to the already congested roads in the surroundings, particularly Austin Road and Scout Path. It is also located too close to the adjacent cross-boundary coach terminus, which is very busy and would attract many riders to the nearby streets. The sightline of the coach drivers would easily be affected by the pedestrians nearby.
- (e) Adverse impacts – the eating place would have adverse impacts on environmental, sewage, drainage and fire safety aspects.

- (f) Long approval period – the approval period should be shortened to one or two years so as to allow time for better planning and traffic arrangement.

12. Planning Considerations and Assessments

Renewal of the Temporary Planning Approval

- 12.1 The applicant seeks renewal of planning approval (Application No. A/K1/255) to continue the temporary eating place (restaurant) at the Premises for a period of three years from 10.12.2019 to 9.12.2022. Application No. A/K1/255 was approved with conditions for temporary eating place (restaurant) by the Committee for a period of three years until 9.12.2019. Since then, there has been no material change in the planning circumstances and surrounding land uses. All approval conditions of the previous planning approval have also been complied with. Besides, the scale and nature of the temporary eating place would remain the same as the previous planning approval. The approval period of three years sought is the same as the previous planning approval, which is considered appropriate.

Possibility of Alternative GIC Uses at the Premises

- 12.2 As mentioned in paragraph 6 above, a shorter temporary approval (three years instead of six years) was granted by the Committee under application No. A/K1/255 in order to review the possibility of accommodating other GIC uses at the Premises in the future. With reference to the HKPSG requirements, the planned provision for various community facilities in the Tsim Sha Tsui area is generally sufficient except for elderly services and facilities with standards of provision revised/reinstated in end 2018. In this regard, DSW considers that as there are no natural lighting and natural ventilation in the Premises, it may not be suitable for the provision of elderly and other welfare facilities. Moreover, GPA confirms that there is no requirement of GIC facilities in the district which are suitable to be accommodated in the Premises. From the land administration perspective, DLO/KW, LandsD advises that the Conditions under the Lease contain no provision for the Government to take over the Premises for other GIC uses. In fact, the applicant also states that in any event, the Premises will remain part and parcel of the SAHK, as in the past, to serve as an eating place for its members, and the rental received from the restaurant is injected back to Scout Movements for youth development in Hong Kong.

Technical Aspects

- 12.3 According to the applicant, sufficient car parking spaces are provided in the HKSC. Given that the scale of the restaurant under application is the same as the current operation, it is therefore not anticipated that there will be any significant adverse traffic, environmental, drainage, sewerage and fire safety impacts on the HKSC and the surrounding areas. On traffic aspect, C for T advises that no complaint about traffic caused by the operation of the subject eating place has been received so far and he has no comment on the application. Apart from this, all other concerned government departments consulted, including DEP, DSD and D of FS, have no objection to the application.

Complying with Criteria of Relevant Town Planning Board Guidelines

- 12.4 Based on the assessments above, the use under application complies with the assessment criteria of the TPB PG-No. 16 as mentioned in paragraph 4.1 above in terms of no adverse impacts on the operation of the HKSC, being compatible with the surrounding uses and no adverse impact on traffic, environment and infrastructure. The application also complies with the assessment criteria of the TPB PG-No. 34C as mentioned in paragraph 4.2 above in that there is no material change in planning circumstances of the surrounding areas since the previous temporary planning approval granted; and there is no adverse planning implication and no objection to/ adverse comments from the relevant government bureaux and departments.

Public Comments

- 12.5 Regarding the public comments received, the planning considerations and assessments in paragraphs 12.1 to 12.4 above concerning land use compatibility, GIC facilities, traffic and other technical impacts, and length of approval period, and the departmental comments in paragraph 10 above are relevant. On the discrepancy in floor area, the applicant has clarified in the FI (**Appendix 1b**) that the floor area under the previous and current application remains unchanged since 1,846m² refers to the net floor area while 1,977m² is the GFA.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comments mentioned in paragraph 11 above, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years from 10.12.2019 to 9.12.2022. The following advisory clauses are suggested for Members' reference:

Advisory clauses

The recommended advisory clauses are attached at **Appendix IV**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

There are no strong justifications for the continuation of the use at the application premises.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

15. Attachments

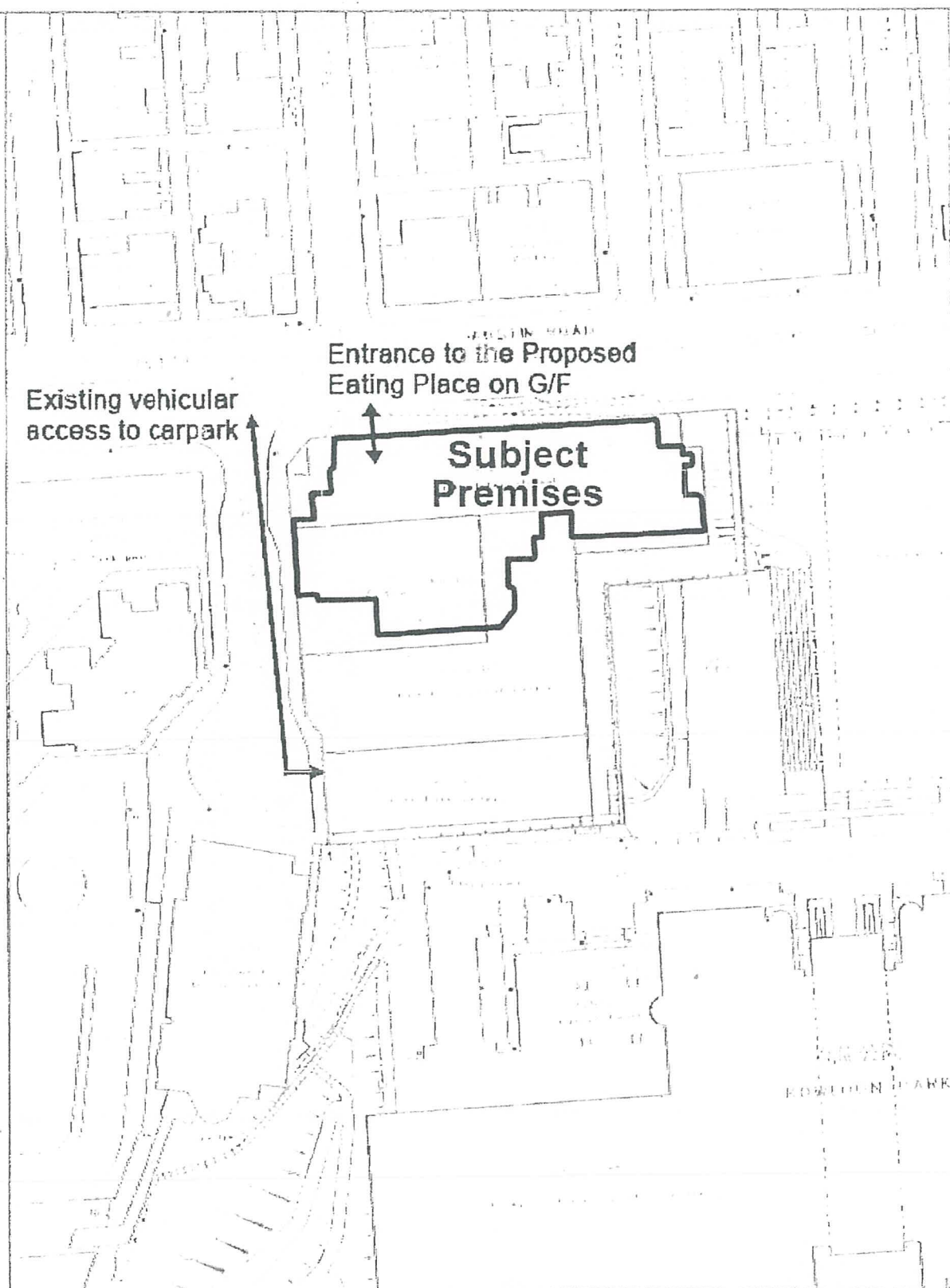
Appendix I	Application form and supplementary planning statement received on 29.8.2019
Appendix Ia	Further information dated 6.9.2019
Appendix Ib	Further information dated 2.10.2019
Appendix II	Occupation permit of the HKSC
Appendix IIIa to IIIh	Public Comments
Appendix IV	Advisory clauses
Drawing A-1	Location plan of the Premises
Drawing A-2	Layout plan of the Premises
Drawing A-3	Ground floor plan of the HKSC
Drawing A-4	Basement floor plan of the HKSC
Plan A-1	Location plan
Plan A-1a	Location plan showing the similar application
Plan A-2	Site plan
Plans A-3 and A-4	Site photos
Plan A-5	Existing land uses in the surrounding area

**PLANNING DEPARTMENT
OCTOBER 2019**

Advisory Clauses

- (a) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department that conditions and requirements imposed by the BD should be satisfactorily complied with at the restaurant licence application stage;
- (b) to note the comments of the Director of Environmental Protection that the applicant should ensure compliance with the requirements of relevant pollution control ordinances and guidelines. In particular, the applicant should implement the best practical control measures as set out in the 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business' to minimise the oily fume and cooking odour emission; and
- (c) to note the comments of the Director of Fire Services that the fire service installations and equipment installed at the application premises should be properly maintained.

Plan 1: Location of Application Premises



(資料來源: 由申請人提供)
(Source : submitted by the Applicant)

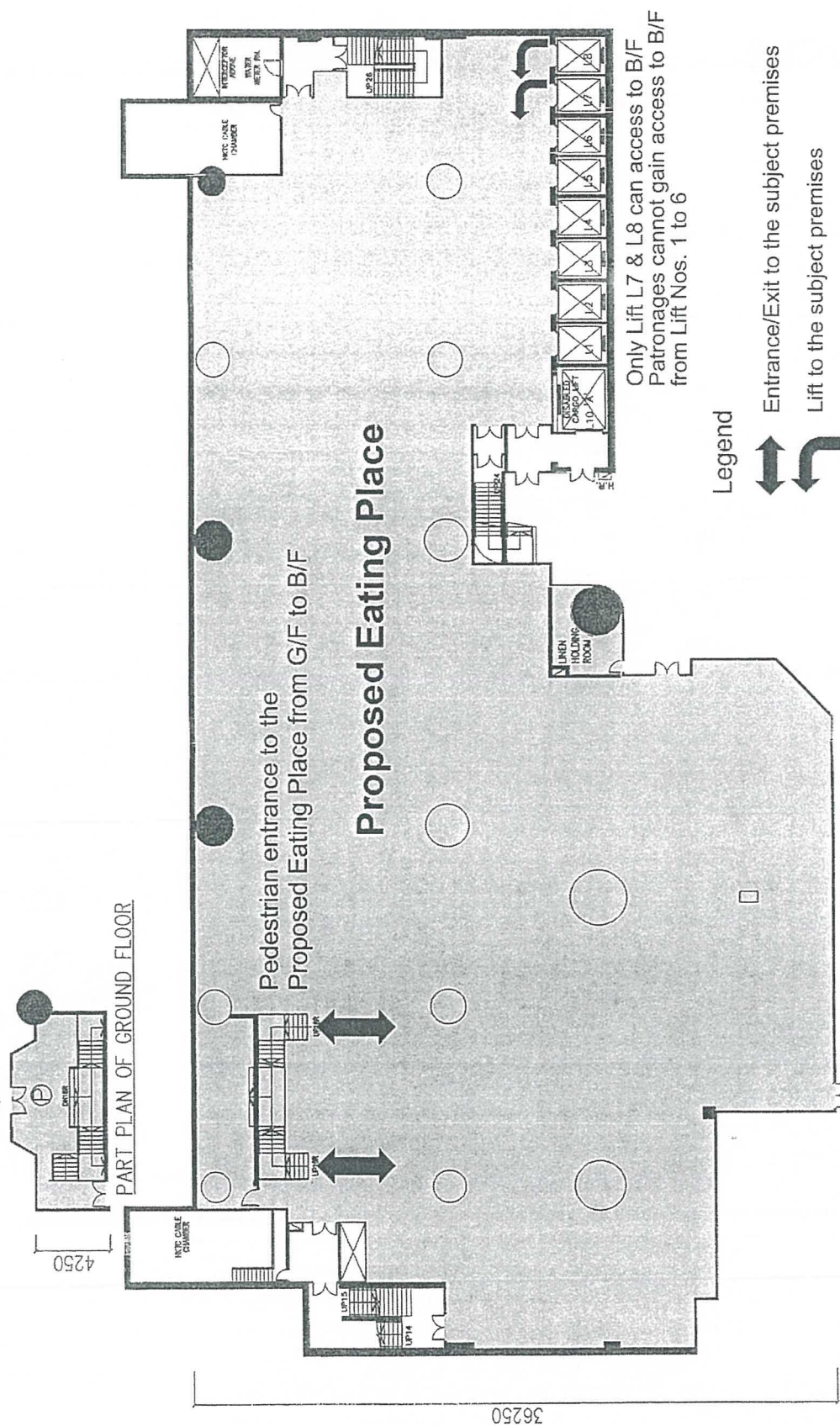
參考編號
REFERENCE No.
A/K1/259

繪圖
DRAWING
A - 1

Plan 2: Layout Plan with Internal Circulation

74810

Pedestrian entrance via Austin Road

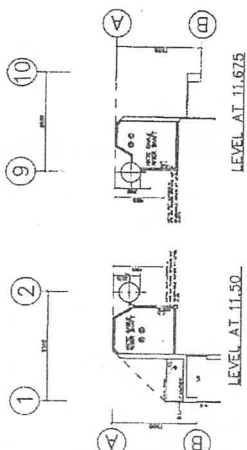
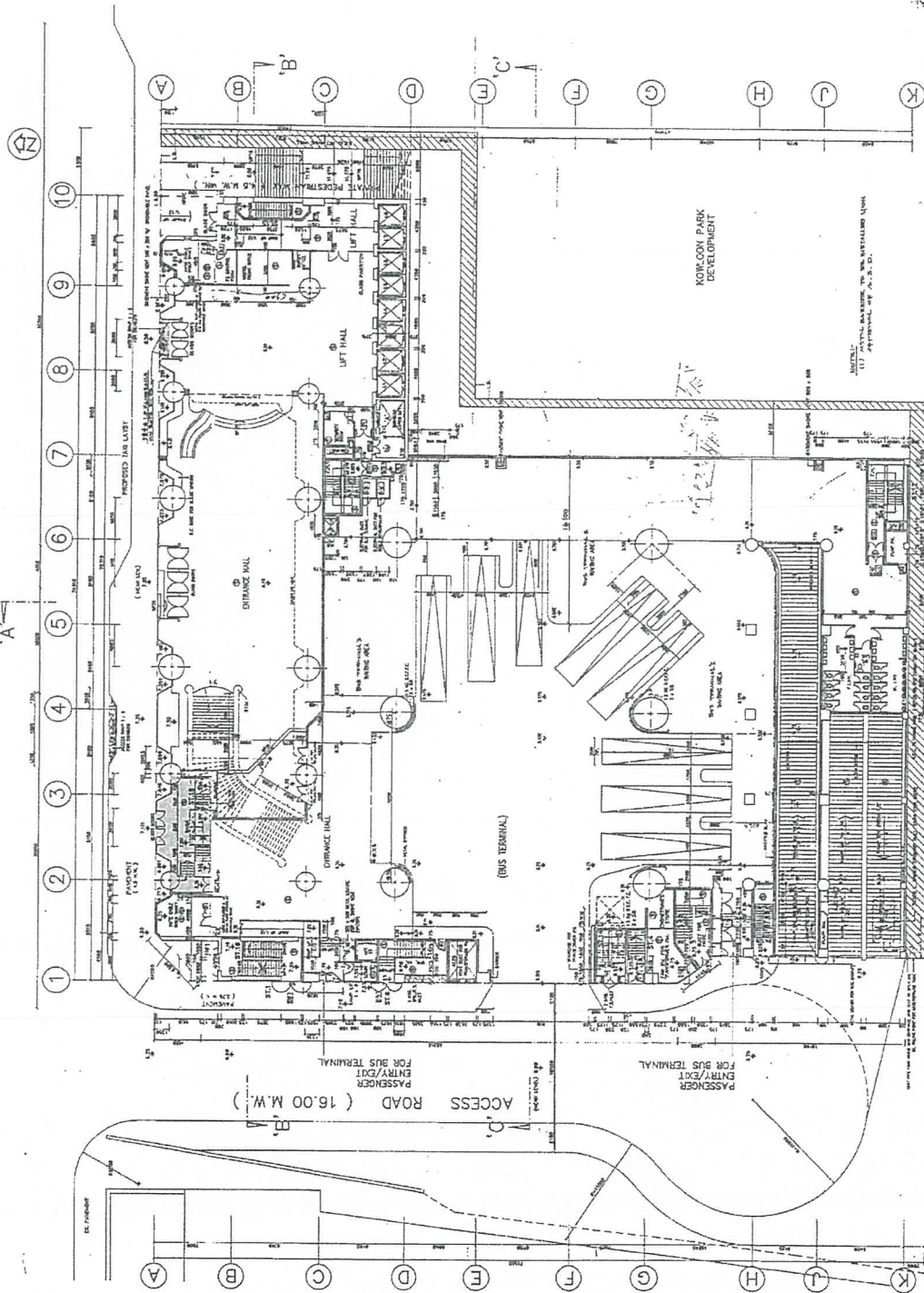


PART PLAN OF BASEMENT

SCALE: 1:250	TITLE: GROUND FLOOR AND BASEMENT PART PLAN	HONG KONG SCOUT CENTRE, 8 AUSTIN ROAD, KOWLOON ON K.I.L. NO. 10973
DATE: 29 JANUARY 2016		

BLDNG REG. NO. 2/A182/87(2)1A
 F.S.S. REF. NO. PHS B/198229"

AUSTIN ROAD (22.50 M.W.)



31 MAR 1985

Plan 3: GROUND FLOOR PLAN

DATE 24/07/92 DATE DATE DATE		TONG PAK LAM & ASSOCIATES CONSULTING ENGINEERS & ARCHITECTS LTD. 梁柏林 梁榮立 梁其		PROPOSED BUILDING ON K.L.L. 107/3 AT AUSTIN ROAD, KORICOON		PLAT GROUND FLOOR PLAN		JOB NO. 254 POC. NO. B-2	
DATE 24/07/92 DATE DATE DATE		TONG PAK LAM & ASSOCIATES CONSULTING ENGINEERS & ARCHITECTS LTD. 梁柏林 梁榮立 梁其		B. L. D. AMENDED PLAN		PLAT GROUND FLOOR PLAN		JOB NO. 254 POC. NO. B-2	



Plan 4: PLAN OF BASEMENT

<p>NOTES</p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) PUBLISHED BY THE BSI, 389 CHISWICK LANE, UXTED, MIDDLESEX, ENGLAND, AND THE LATEST EDITIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) PUBLISHED BY THE AISC, 500 N. MEEKS AVE., PITTSBURGH, PA., U.S.A.</p> <p>2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) PUBLISHED BY THE BSI, 389 CHISWICK LANE, UXTED, MIDDLESEX, ENGLAND, AND THE LATEST EDITIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) PUBLISHED BY THE AISC, 500 N. MEEKS AVE., PITTSBURGH, PA., U.S.A.</p> <p>3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) PUBLISHED BY THE BSI, 389 CHISWICK LANE, UXTED, MIDDLESEX, ENGLAND, AND THE LATEST EDITIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) PUBLISHED BY THE AISC, 500 N. MEEKS AVE., PITTSBURGH, PA., U.S.A.</p> <p>4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) PUBLISHED BY THE BSI, 389 CHISWICK LANE, UXTED, MIDDLESEX, ENGLAND, AND THE LATEST EDITIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) PUBLISHED BY THE AISC, 500 N. MEEKS AVE., PITTSBURGH, PA., U.S.A.</p> <p>5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) PUBLISHED BY THE BSI, 389 CHISWICK LANE, UXTED, MIDDLESEX, ENGLAND, AND THE LATEST EDITIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) PUBLISHED BY THE AISC, 500 N. MEEKS AVE., PITTSBURGH, PA., U.S.A.</p> <p>6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) PUBLISHED BY THE BSI, 389 CHISWICK LANE, UXTED, MIDDLESEX, ENGLAND, AND THE LATEST EDITIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) PUBLISHED BY THE AISC, 500 N. MEEKS AVE., PITTSBURGH, PA., U.S.A.</p> <p>7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) PUBLISHED BY THE BSI, 389 CHISWICK LANE, UXTED, MIDDLESEX, ENGLAND, AND THE LATEST EDITIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) PUBLISHED BY THE AISC, 500 N. MEEKS AVE., PITTSBURGH, PA., U.S.A.</p> <p>8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) PUBLISHED BY THE BSI, 389 CHISWICK LANE, UXTED, MIDDLESEX, ENGLAND, AND THE LATEST EDITIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) PUBLISHED BY THE AISC, 500 N. MEEKS AVE., PITTSBURGH, PA., U.S.A.</p> <p>9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) PUBLISHED BY THE BSI, 389 CHISWICK LANE, UXTED, MIDDLESEX, ENGLAND, AND THE LATEST EDITIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) PUBLISHED BY THE AISC, 500 N. MEEKS AVE., PITTSBURGH, PA., U.S.A.</p> <p>10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) PUBLISHED BY THE BSI, 389 CHISWICK LANE, UXTED, MIDDLESEX, ENGLAND, AND THE LATEST EDITIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) PUBLISHED BY THE AISC, 500 N. MEEKS AVE., PITTSBURGH, PA., U.S.A.</p>	<p>DATE</p> <p>24/1/72</p> <p>24/1/72</p> <p>24/1/72</p> <p>24/1/72</p>	<p>REVISIONS</p> <p>1. CORRECT DRAWING & DETAILS FOR BUILDING ASSESSOR</p> <p>2. ADD CORRECTIONS FROM ASSESSOR AT WORK BUILDING ROOM</p> <p>3. STANDARD C.I. & R. APPROVED</p> <p>4. D. SUGGEST EASTERN PROVIDED</p>	<p>SIGNATURE</p> <p>CHECKED</p> <p>APPENDED</p> <p>SIGNED</p>	<p>DATE</p> <p>5/4/72</p> <p>DATE</p> <p>DATE</p> <p>DATE</p>	<p>TONG PAK LAM & ASSOCIATES INC.</p> <p>STRUCTURAL ENGINEERS & ARCHITECTS LTD.</p> <p>永柏米 英泰工程行</p> <p>26 BED FORD PLUMBING</p>	<p>PROPOSED BUILDING</p> <p>ON KILL 10523</p> <p>AT AUSTIN ROAD, KOWLOON</p> <p>B. L. D.</p> <p>AMENDED PLAN</p>	<p>PLAN</p> <p>PLAN OF BASEMENT</p> <p>APR. NO. 284</p> <p>SPR. NO. B-1</p> <p>A B C D</p>
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申請處所界線只作識別用
APPLICATION PREMISES BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2019年9月3日擬備，所根據的資料為於2013年12月3日核准的分區計劃大綱圖編號S/K1/28，於2014年5月16日展示的分區計劃大綱圖編號S/K2/22，以及於2014年9月23日核准的分區計劃大綱圖編號S/K20/30
EXTRACT PLAN PREPARED ON 3.9.2019
BASED ON OUTLINE ZONING PLAN No. S/K1/28 APPROVED ON 3.12.2013,
S/K2/22 EXHIBITED ON 16.5.2014 &
S/K20/30 APPROVED ON 23.9.2014

位置圖 LOCATION PLAN

臨時食肆(餐廳)(為期三年)
尖沙咀柯士甸道8號香港童軍中心地下部份及地庫部份
TEMPORARY EATING PLACE (RESTAURANT) FOR A PERIOD OF 3 YEARS
PORTION OF GROUND FLOOR AND PORTION OF BASEMENT,
HONG KONG SCOUT CENTRE, 8 AUSTIN ROAD, TSIM SHA TSUI

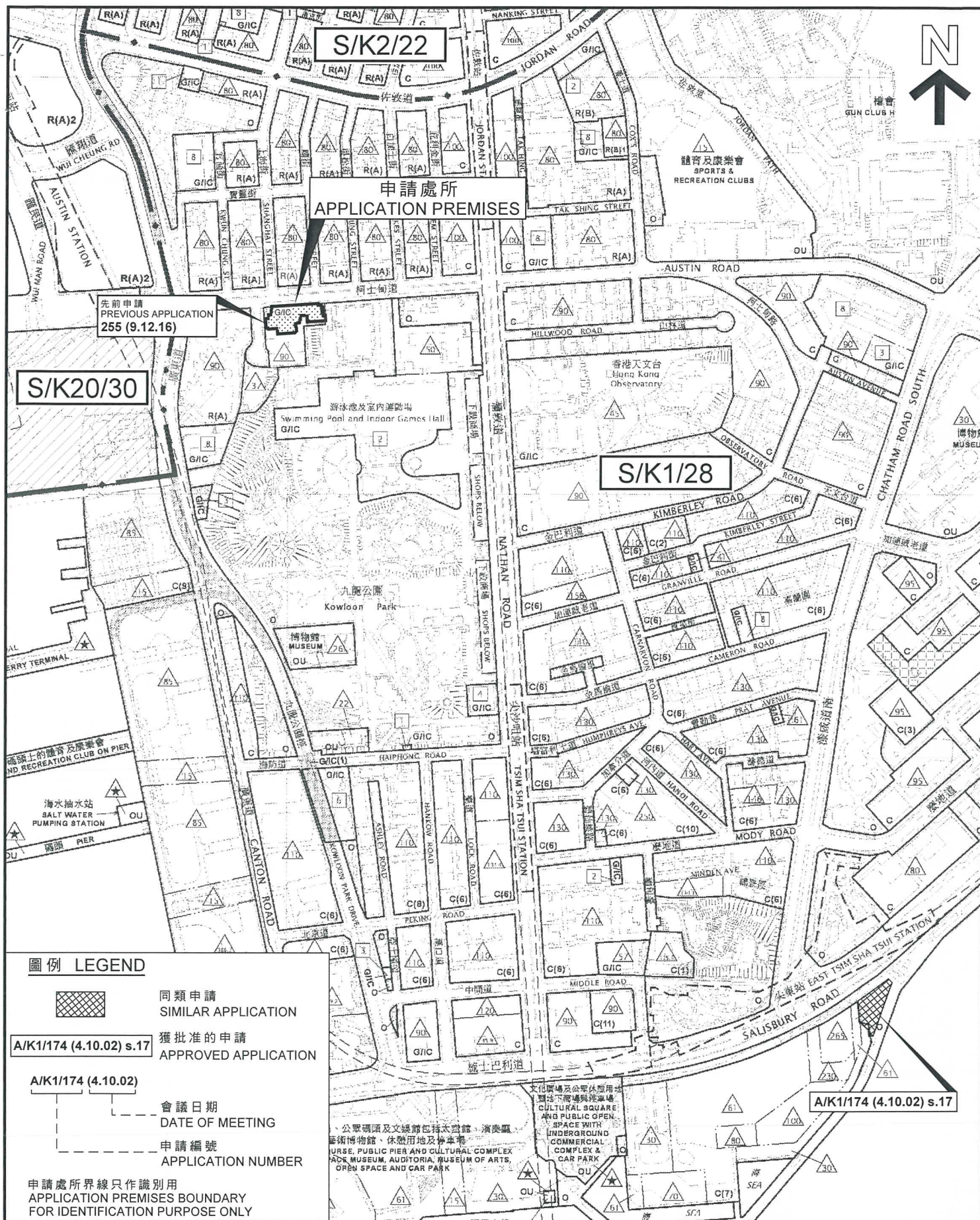
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規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K1/259

圖 PLAN
A - 1



本摘要圖於2019年10月4日擬備，所根據的資料為於2013年12月3日核准的分區計劃大綱圖編號S/K1/28，於2014年5月16日展示的分區計劃大綱圖編號S/K2/22，以及於2014年9月23日核准的分區計劃大綱圖編號S/K20/30
EXTRACT PLAN PREPARED ON 4.10.2019
BASED ON OUTLINE ZONING PLAN No.
S/K1/28 APPROVED ON 3.12.2013,
S/K2/22 EXHIBITED ON 16.5.2014 &
S/K20/30 APPROVED ON 23.9.2014

位置圖 LOCATION PLAN

臨時食肆(餐廳)(為期三年)
尖沙咀柯士甸道8號香港童軍中心地下部份及地庫部份
TEMPORARY EATING PLACE (RESTAURANT) FOR A PERIOD OF 3 YEARS
PORTION OF GROUND FLOOR AND PORTION OF BASEMENT,
HONG KONG SCOUT CENTRE, 8 AUSTIN ROAD, TSIM SHA TSUI

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規劃署
PLANNING
DEPARTMENT

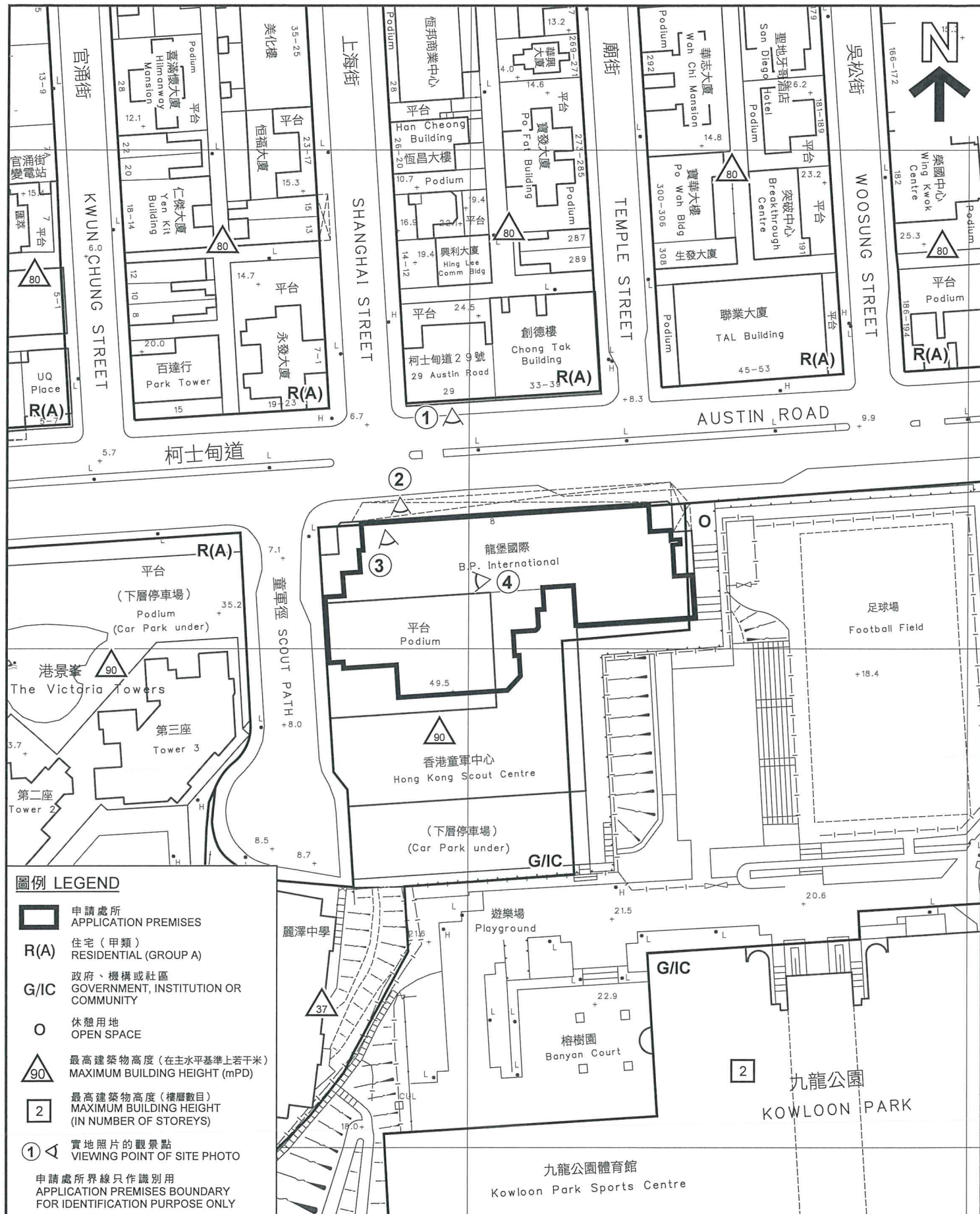


參考編號
REFERENCE No.

A/K1/259

圖 PLAN

A - 1a



本摘要圖於2019年9月23日擬備，
所根據的資料為測量圖編號
11-NW-24D

EXTRACT PLAN PREPARED ON 23.9.2019
BASED ON SURVEY SHEET No.
11-NW-24D

平面圖 SITE PLAN

臨時食肆(餐廳)的規劃許可續期(為期3年)
尖沙咀柯士甸道8號香港童軍中心地下部份及地庫部份
RENEWAL OF PLANNING APPROVAL FOR
TEMPORARY EATING PLACE (RESTAURANT) FOR A PERIOD OF 3 YEARS
PORTION OF GROUND FLOOR AND PORTION OF BASEMENT,
HONG KONG SCOUT CENTRE, 8 AUSTIN ROAD, TSIM SHA TSUI

SCALE 1 : 1 000 比例尺
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規劃署
PLANNING
DEPARTMENT

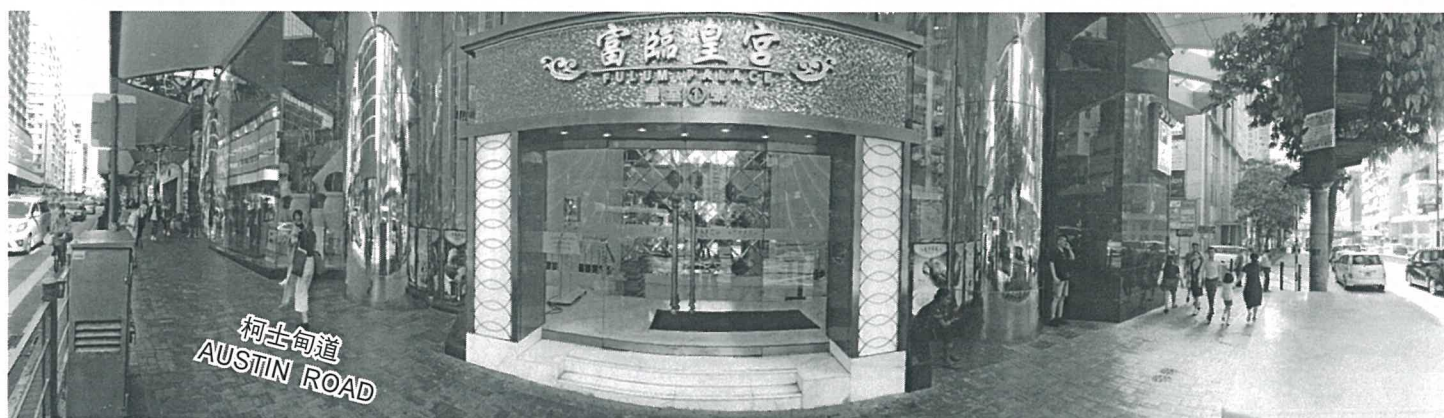


參考編號
REFERENCE No.
A/K1/259

圖 PLAN
A - 2



照片1 - 由柯士甸道通往申請處所的入口
PHOTO 1 - ACCESS TO THE APPLICATION PREMISES FROM AUSTIN ROAD



照片2 - 通往申請處所的入口
PHOTO 2 - ENTRANCE TO THE APPLICATION PREMISES

本摘要圖於2019年9月25日擬備，所根據的資料為攝於2019年9月20日的實地照片
PLAN PREPARED ON 25.9.2019
BASED ON SITE PHOTOS
TAKEN ON 20.9.2019

實地照片 SITE PHOTOS

臨時食肆(餐廳)的規劃許可續期(為期3年)
尖沙咀柯士甸道8號香港童軍中心地下部份及地庫部份
RENEWAL OF PLANNING APPROVAL FOR
TEMPORARY EATING PLACE (RESTAURANT) FOR A PERIOD OF 3 YEARS
PORTION OF GROUND FLOOR AND PORTION OF BASEMENT,
HONG KONG SCOUT CENTRE, 8 AUSTIN ROAD, TSIM SHA TSUI

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K1/259

圖 PLAN
A - 3



照片3 - 申請處所的地面部分
PHOTO 3 - G/F OF THE APPLICATION PREMISES



照片4 - 申請處所的地庫部分
PHOTO 4 - B/F OF THE APPLICATION PREMISES

本摘要圖於2019年9月25日擬備，所根據的資料為攝於2019年9月6日及2019年9月20日的實地照片
PLAN PREPARED ON 25.9.2019
BASED ON SITE PHOTOS
TAKEN ON 6.9.2019 & 20.9.2019

實地照片 SITE PHOTOS

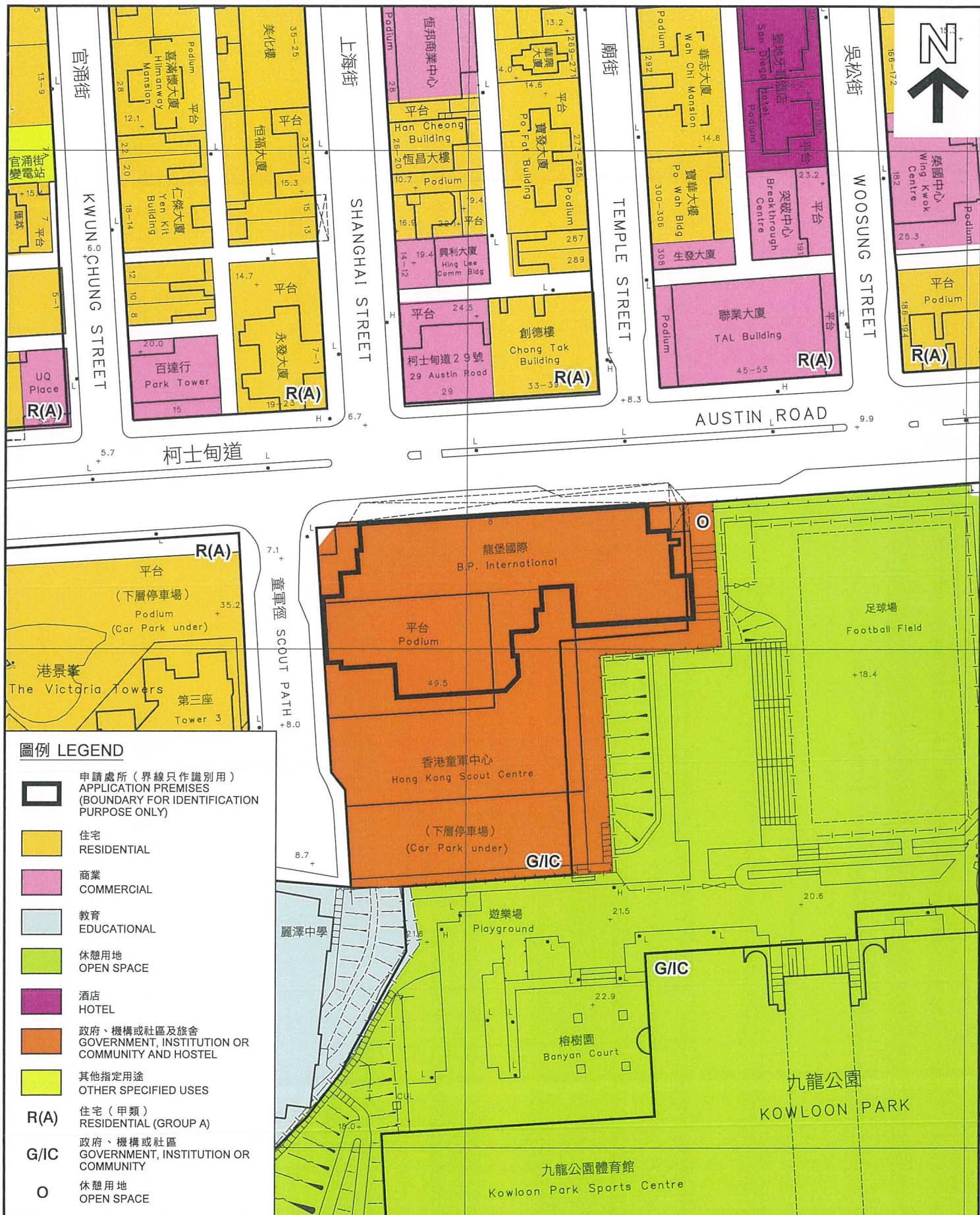
臨時食肆(餐廳)的規劃許可續期(為期3年)
尖沙咀柯士甸道8號香港童軍中心地下部份及地庫部份
RENEWAL OF PLANNING APPROVAL FOR
TEMPORARY EATING PLACE (RESTAURANT) FOR A PERIOD OF 3 YEARS
PORTION OF GROUND FLOOR AND PORTION OF BASEMENT,
HONG KONG SCOUT CENTRE, 8 AUSTIN ROAD, TSIM SHA TSUI

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K1/259

圖 PLAN
A - 4



本摘要圖於2019年9月25日擬備，
所根據的資料為測量圖編號
11-NW-24D

EXTRACT PLAN PREPARED ON 25.9.2019
BASED ON SURVEY SHEET No.
11-NW-24D

周邊現有土地用途 EXISTING LAND USES IN THE SURROUNDING AREA

臨時食肆(餐廳)的規劃許可續期(為期3年)
尖沙咀柯士甸道8號香港童軍中心地下部份及地庫部份
RENEWAL OF PLANNING APPROVAL FOR
TEMPORARY EATING PLACE (RESTAURANT) FOR A PERIOD OF 3 YEARS
PORTION OF GROUND FLOOR AND PORTION OF BASEMENT,
HONG KONG SCOUT CENTRE, 8 AUSTIN ROAD, TSIM SHA TSUI

SCALE 1:1 000 比例尺

米 METRES 20 0 20 40 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/K1/259

圖 PLAN
A - 5

applicant, but only two months were allowed instead of three months. The Committee agreed that the application should be submitted for its consideration within three months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of the further information, and no further deferment would be granted unless under very special circumstances.

[Ms Caroline Tang, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), was invited to the meeting at this point.]

Tsuen Wan and West Kowloon District

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K1/259 Renewal of Planning Approval for Temporary Eating Place (Restaurant)
for a Period of 3 Years in "Government, Institution or Community"
Zone, B/F (Portion) and G/F (Portion), Hong Kong Scout Centre, 8
Austin Road, Tsim Sha Tsui, Kowloon
(MPC Paper No. A/K1/259)

5. The Secretary reported that the application site was located in Tsim Sha Tsui (TST). The application was submitted by Scout Association of Hong Kong (SAHK). The following Members had declared interests on the item:

Mr Stephen H.B. Yau	- being a member of Executive Committee and Chairman of Children and Youth Service Development Sub-committee of the Friend of Scouting, SAHK; and
Mr Stanley T.S. Choi	- his spouse being a director of a company owning properties in Tsim Sha Tsui.

6. As the interest of Mr Stephen H.B. Yau was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item. As the property owned by the company of Mr Stanley T.S. Choi's spouse had no direct view of the application site, the Committee agreed that he could stay in the meeting.

[Mr Stephen H.B. Yau left the meeting temporarily at this point. Messrs Lincoln L.H. Huang (the Vice-chairman) and Alex T.H. Lai and Ms Sandy H.Y. Wong arrived to join the meeting at this point.]

Presentation and Question Sessions

7. With the aid of a PowerPoint presentation, Ms Caroline Tang, STP/TWK, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application;
- (b) the renewal of planning approval for temporary eating place (restaurant) for a period of three years;
- (c) departmental comments – departmental comments were set out in paragraph 10 of the Paper. Concerned government departments had no objection to or no adverse comments on the application;
- (d) during the first three weeks of the statutory publication period, eight public comments were received from TST Residents Concern Group, Designing Hong Kong and individuals objecting to or providing general comments on the application. Major grounds were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessment made in paragraph 12 of the Paper. There had been no material change in the planning circumstances and

surrounding land uses. All approval conditions of the previous approval had also been complied with. The scale and nature of the temporary eating place would remain the same as the previous approval and the approval period of three years sought was the same as the previous approval, which was considered appropriate. Relevant government departments confirmed that there was no suitable government, institution or community (GIC) use to be accommodated at the premises. The application complied with relevant Town Planning Board Guidelines and relevant government departments had no objection to or no adverse comments on the application. Regarding the public comments, the comments of government departments and planning assessment above were relevant.

8. Some Members raised the following questions:

- (a) the original use of the application premises and the existing uses on the floors at the Hong Kong Scout Centre (HKSC);
- (b) the proportion of space used for eating places within the HKSC;
- (c) whether there was any planning requirement on the minimum amount of floor space for canteen use;
- (d) whether priority would be given to SAHK members to use the restaurant;
- (e) percentage of usage by SAHK members compared with the total number of restaurant users in the past few years;
- (f) the reasons of granting a shorter temporary approval period when the previous planning permission was granted;
- (g) possible scenarios after three years if the renewal approval was granted;
and

- (h) whether SAHK had applied for new premises for their operation in recent years.

9. In response, Ms Caroline Tang, STP/TWK, made the following main points:

- (a) except the premises under the current application, there were other ancillary eating places within the HKSC, including the lounge/café and catering facilities located on UG/F and 8/F respectively. Other main uses within the HKSC included a cross-boundary coach terminus on G/F, a car park on 1/F to 5/F (part), a telephone exchange on 5/F to 7/F, scout facilities on 8/F to 11/F and guestrooms on 14/F to 25/F. The existing uses on each floor were broadly the same as those when the building was completed in 1993. The application premises was designated as scout canteen in the approved building plans and the Occupation Permit of the HKSC issued by the Building Authority;
- (b) the applied restaurant use accounted for less than 5% of the total floor area among all the facilities of HKSC, excluding the cross-boundary coach terminus and the telephone exchange;
- (c) there was no specific requirement on the floor space for canteen use within the HKSC;
- (d) according to the applicant, priority would be given to SAHK members to use the restaurant;
- (e) no information was provided by the applicant on the usage of the restaurant by SAHK members in the past few years;
- (f) a shorter approval period of three years, instead of six years sought, was granted by the Committee for the previous application in order to review if there was possibility of accommodating other GIC uses at the premises in the future;

- (g) it was noted that the applicant intended to maintain the premises as an eating place to serve its members and the application was to allow operational flexibility for the restaurant to serve the public as well, and the rental received from the restaurant would be used to support Scout Movements for youth development in Hong Kong. While the Lands Department advised that there was no provision for the Government to take over the premises for other GIC uses under the lease, relevant government departments also confirmed that there was no suitable GIC uses to be accommodated at the premises;
- (h) upon expiration of the temporary approval, the applicant might further apply for renewal of planning permission to continue the operation of the restaurant. If the premises were to be reverted back to canteen use, planning approval would not be necessary as canteen was an ancillary use of the HKSC; and
- (i) there was another SAHK premises located in Wan Chai, which was recently redeveloped.

Deliberation Session

10. A Member pointed out that the renewal application for restaurant use had similar nature with the original canteen use and the restaurant could serve both SAHK members and nearby residents, while the rental received could support SAHK's service. The same Member considered that as there was no suitable GIC use for the premises, the renewal application could be approved. Another Member highlighted that there was no change in planning circumstances and the approval conditions under the previous application had been complied with.

11. A Member had no strong view on the application but considered that the floor spaces in the HKSC could be utilised for the operation of SAHK or other GIC uses. Another Member pointed out that if the renewal application was to be approved, a clear message should be conveyed to the applicant to make better use of the premises for GIC facilities. A Member concurred and stressed that SAHK members should have priority to

use the premises.

12. A Member did not support the renewal application as the applicant had not addressed the Committee's concern raised upon approving the previous application to explore the possibility of accommodating other GIC uses at the premises. Another Member considered it was not appropriate to rely on rental income to subsidise SAHK services. A Member further supplemented that it was more appropriate to make use of the premises for activities of SAHK, as the floor spaces for those activities were limited. A Member pointed out that the premises was located at a convenient location and was surprised that relevant government departments could not identify a suitable GIC use at the premises.

13. The Vice-chairman pointed out that it might take time for the applicant to explore suitable GIC use at the premises, and if the application was rejected, it was possible that the premises would be left vacant for a certain period. To encourage the applicant to explore the possibility of accommodating other GIC uses at the premises, a temporary approval could be granted but with a shorter approval period such as one year. The applicant should also be advised that the renewal was the last renewal and other alternative GIC uses should be explored for the application premises. Members generally agreed with the Vice-chairman's suggestion of granting a shorter approval period except one Member who considered that the application should be rejected as the applicant had not addressed the Committee's previous concern.

14. After deliberation, the Committee decided to approve the application on a temporary basis for a period of one year from 10.12.2019 to 9.12.2020, on the terms of the application as submitted to the Town Planning Board (TPB).

15. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix IV of the Paper with the following additional clause:

“the applicant should explore the possibility of accommodating other government, institution or community uses at the application premises and no further renewal of approval would be given.”

[The Chairman thanked Ms Caroline Tang, STP/TWK, for her attendance to answer Members' enquiries. She left the meeting at this point.]

[Mr Wilson Y.W. Fung arrived to join the meeting and Mr Stephen H.B. Yau returned to join the meeting at this point.]

Agenda Item 5

Section 16 Application

[Open Meeting]

A/KC/457 Proposed Offensive Trades (Lard Boiling Factory) in "Industrial" Zone,
Kwai Chung Town Lot 145, 7-11 Wing Kin Road (odd numbers), Kwai
Chung, New Territories
(MPC Paper No. A/KC/457C)

16. The Secretary reported that Hung Hing Keung was one of the applicants and Lu Tang Lai Architects Ltd. (LTL) was one the consultants of the applicants. The following Member had declared an interest on the item:

Mr Alex T.H. Lai - his firm having current business dealings
with Hung Hing Keung and LTL.

17. The Committee noted that the applicant had requested deferment of consideration of the application. As Mr Alex T.H. Lai had no involvement in the application, the Committee agreed that he could stay in the meeting.

18. The Committee noted that the applicant's representative requested on 30.9.2019 for deferment of the consideration of the application for two months in order to allow time for preparation of further information to address the comments from the Environmental Protection Department. It was the fourth time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information, including responses to department comments and revised Environmental Assessment.

Advisory Clauses

- (a) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) that conditions and requirements imposed by the BD should be satisfactorily complied with at the restaurant licence application stage;
- (b) to note the comments of the Director of Environmental Protection that the applicant should ensure compliance with the requirements of relevant pollution control ordinances and guidelines. In particular, the applicant should implement the best practical control measures as set out in the 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business' to minimise the oily fume and cooking odour emission;
- (c) to note the comments of the Director of Fire Services that the fire service installations and equipment installed at the application premises should be properly maintained; and
- (d) the applicant should explore the possibility of accommodating other government, institution or community uses at the application premises and no further renewal of approval would be given.