

TOWN PLANNING BOARD

**Minutes of 425th Meeting of the
Metro Planning Committee held at 9:00 a.m. on 27.8.2010**

Present

Director of Planning
Mr. Jimmy C.F. Leung

Chairman

Mr. K.Y. Leung

Vice-chairman

Dr. Winnie S.M. Tang

Professor P.P. Ho

Professor C.M. Hui

Ms. Julia M.K. Lau

Mr. Clarence W.C. Leung

Mr. Laurence L.J. Li

Mr. Roger K.H. Luk

Professor S.C. WONG

Ms. L.P. Yau

Chief Traffic Engineer/Hong Kong,
Transport Department
Mr. H.L. Cheng

Assistant Director (Environmental Assessment),
Environmental Protection Department
Mr. C.W. Tse

Assistant Director/Kowloon, Lands Department
Ms. Olga Lam

Deputy Director of Planning/District
Miss Ophelia Y.S. Wong

Secretary

Absent with Apologies

Ms. Maggie M.K. Chan

Mr. Raymond Y.M. Chan

Mr. Felix W. Fong

Mr. Maurice W.M. Lee

Professor Joseph H.W. Lee

Assistant Director(2), Home Affairs Department
Mr. Andrew Tsang

In Attendance

Assistant Director of Planning/Board
Mr. Lau Sing

Chief Town Planner/Town Planning Board
Ms. Christine K.C. Tse

Town Planner/Town Planning Board
Miss Hannah H.N. Yick

Agenda Item 1

Confirmation of the Draft Minutes of the 424th MPC Meeting held on 13.8.2010

[Open Meeting]

1. The draft minutes of the 424th MPC meeting held on 13.8.2010 were confirmed without amendments.

Agenda Item 2

Matters Arising

[Open Meeting]

2. The Secretary reported that there were no matters arising from the last meeting.

[Ms. Olga Lam arrived to join the meeting at this point.]

Tsuen Wan and West Kowloon District

Agenda Item 3

Section 12A Application

[Open Meeting]

Y/K5/2

Application for Amendment to the Notes of the
Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/31
for the “Comprehensive Development Area” zone
to Amend the Maximum Building Height Restriction
from 123.17mPD to 128.045mPD and
to Include a Minor Relaxation Clause
for Building Height and Site Coverage Restrictions,
New Kowloon Inland Lot 6419 (Part) and Adjoining Government land,
Tai Po Road, Cheung Sha Wan
(MPC Paper No. Y/K5/2)

3. The Committee noted that the applicant’s representative requested on 2.8.2010 for deferment of the consideration of the application for two months in order to allow time to prepare further technical information to support the application.

4. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee also agreed that the application should be submitted to the Committee for consideration within three months from the date of receipt of further information from the applicant. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

[Mr. Philip Y.L. Chum, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), was invited to the meeting at this point.]

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K4/60 Proposed Hotel and Museum under Revitalising Historic Buildings
Through Partnership Scheme (Amendments to Approved Scheme)
in “Residential (Group A)” zone,
Mei Ho House, Block 41, Shek Kip Mei Estate, Sham Shui Po
(MPC Paper No. A/K4/60)

Presentation and Question Sessions

5. Mr. Philip Y.L. Chum, STP/TWK, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application;

- (b) the proposed hotel and museum under Revitalising Historic Buildings through Partnership Scheme (amendments to approved scheme) highlighting that the proposed amendments included an increase in site area to incorporate a 6m-wide strip of land along the southeastern boundary into the site for reprovisioning of a pedestrian access connecting a knoll to the north of the site, an increase in total gross floor area (GFA) for the new covered pedestrian access (170m²), an exclusion of the E&M/plant rooms and refuse room (about 500m²) from the calculation of total GFA, an increase in the floor-to-floor height of the one-storey multi-function room from 2.6m to 5.2m for recreational/ cultural activities and enhancement of the landscape design with an existing tree retained at the southern corner of the site and roof-top greening;

[Ms. Julia M.K. Lau arrived to join the meeting at this point.]

- (c) departmental comments – the Commissioner for Heritage, Development Bureau supported the application while other concerned Government

departments had no objection/adverse comment;

- (d) no public comment was received during the statutory publication period and no local objection was received by the District Officer (Sham Shui Po); and

[Professor P.P. Ho arrived to join the meeting at this point.]

- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessment made in paragraph 11 of the Paper. As compared with the previously approved scheme (No. A/K4/57), the current application mainly involved amendments to the site area, GFA, layout and design, and landscaping of the proposed development. The incorporation of a strip of land in the southeastern part of the Site would provide the opportunity to incorporate landscape treatment and a covered walkway, thereby improving the environment of the pedestrian access and enhancing the amenity of the area. The proposed exclusion of E&M facilities and a refuse room from GFA calculation, which might be exempted under the Buildings Ordinance from GFA calculation, could be considered as a technical amendment to the approved scheme upon detailed design of the proposal. There was no major change to the layout of the hotel and museum uses when compared with the approved scheme (No. A/K4/57), except for revision to the layout of E&M facilities on lower ground floor and deletion of a staircase at the southern corner of the Site to facilitate the retention of an existing tree, as well as minor alterations to the layout of museum and locations of staircases and lifts. An enhanced landscape proposal, including the retention of an existing tree at the southern corner of the Site and provision of more trees and roof-top greening, was proposed in the current scheme. Since the main uses for hotel and museum and the number of hotel rooms approved under Application No. A/K4/57 remained unchanged, adverse traffic and environmental impacts caused by the proposed amendments were not anticipated.

6. Having listened to the presentation, Mr. Laurence Li declared an interest in this item as he was a member of the Antiquities Advisory Board (AAB). Noting that the

revitalising scheme of Mei Ho House (MHH) had already been committed and the subject application was only amendments to the previously approved scheme, Members agreed that Mr. Li could stay in the meeting.

7. In response to a Member's enquiry, Mr. Philip Y.L. Chum, STP/TWK explained that there was an existing pedestrian access within the site connecting Berwick Street and the knoll to the north. After the new pedestrian access was reprovisioned as proposed, pedestrians could get access to the knoll from Berwick Street without passing through the MHH site.

8. A Member asked whether there would be any impact on the site for Shek Kip Mei Estate Redevelopment (SKMER) Phase 3 as the proposed walkway would take up land from that site. Mr. Chum replied that redevelopment work of the site had yet to be commenced and there should be scope for the layout of the SKMER to allow for the provision of the proposed walkway.

9. Noting that the proposed walkway would be at a level lower than MHH and separated from MHH by a slope, a Member asked if there would be any proposal to integrate the walkway with the surroundings. With reference to the landscape plan at Drawing A-21 of the Paper, Mr. Chum explained that there would be landscaping along the walkway to help integrate with the surrounding areas.

10. In response to a Member enquiry, Mr. Chum responded that the application site would be allocated to the Development Bureau for renting out to the applicant for the development of the proposed hotel and museum.

11. A Member asked why pedestrian access could not be reprovisioned within the original MHH site so as to allow the public get closer to the historical building. Mr. Chum explained that the existing pedestrian access within the MHH site was narrow with a width less than 2m and hence the scope for improvement was limited. The new pedestrian walkway had a width of more than 3m and landscaping would be provided along the walkway to enhance the quality of the pedestrian access and the amenity of the area. By referring to the landscape plan at Drawing A-21 of the Paper, the same Member asked if the curvilinear walkway within the MHH site would be opened to the public. Mr. Chum responded that there

was no such information in the application. He also pointed out that the walkway within the MHH site was not a covered one and it might not be opened to the public 24 hours a day while the new pedestrian walkway was covered. Another Member suggested that the applicant should be advised to consider allowing public access along the landscaped walkway within the MHH site at least during daytime. This would allow the general public an opportunity to appreciate the revitalized MHH at a close distance. Members agreed.

[Mr. Clarence W.C. Leung arrived to join the meeting at this point.]

Deliberation Session

12. After further deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 27.8.2014, 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 following conditions :

- (a) the submission of landscape and tree preservation proposal prior to any site works to the satisfaction of the Director of Planning or of the TPB;
- (b) the implementation of landscape and tree preservation proposal to the satisfaction of the Director of Planning or of the TPB;
- (c) the provision of water supplies for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB;
- (d) the submission of a Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the TPB; and
- (e) the implementation of local sewerage upgrading/sewerage connection works indentified in the Sewerage Impact Assessment in approval condition (d) above to the satisfaction of the Director of Drainage Services or of the TPB.

13. The Committee also agreed to advise the applicant of the following :

- (a) to allow public access along the landscaped walkway within the Mei Ho House (MHH) site during daytime so that the general public would have an opportunity to appreciate the revitalized MHH at a close distance;
- (b) to note the Executive Secretary (Antiquities and Monuments), Antiquities and Monuments Office, Leisure and Cultural Services Department's comment on submission of Heritage Impact Assessment amendments;
- (c) to note the Director of Fire Services' comment that the arrangement of emergency vehicular access should comply with Part VI of the Code of Practice for Means of Access for Firefighting and Rescue;
- (d) to note the Head of Geotechnical Engineering Office, Civil Engineering and Development Department's comment that the maintenance responsibility of slopes affecting the Site should be clarified;
- (e) to note the Director of Environmental Protection's comment to prepare and submit the Sewerage Impact Assessment as early as possible in view of the time required for the implementation of any required sewerage works;
- (f) to note the Director of Electrical and Mechanical Services' comment that there was an existing town gas transmission pipe along Tai Po Road and to note the requirements of the Electrical and Mechanical Services Department's Code of Practice on Avoiding Danger From Gas Pipes and maintain liaison/coordination with the Hong Kong and China Gas Company Limited in respect of the existing and planned gas pipes routes/gas installations in the vicinity of the proposed work area and the minimum set back distance away from the gas pipelines during the design and construction stages of development; and
- (g) to note the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department's comment that the licensing requirements would be formulated after inspections by the Building Safety

Unit and Fire Safety Unit of his office upon receipt of an application under the Hotel and Guesthouse Accommodation Ordinance.

[The Chairman thanked Mr. Philip Y.L. Chum, STP/TWK, for his attendance to answer Members' enquiries. He left the meeting at this point.]

[Mr. Y.S. Lee, STP/TWK, was invited to the meeting at this point.]

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/KC/358 Proposed Shop and Services (Convenience Store)
in "Other Specified Uses" annotated "Container Terminal" zone,
Portion of G/F of the Lift Lobby,
Phase II of Modern Terminals Warehouse Building,
Kwai Chung Lot No. 5 RP and Extensions Thereto,
Kwai Chung, New Territories
(MPC Paper No. A/KC/358)

14. Mr. Laurence L.J. Li said that he had handled cases involving the applicant in the past one year. Members agreed that Mr. Li should leave the meeting temporarily.

[Mr. Laurence L.J. Li left the meeting temporarily at this point.]

Presentation and Question Sessions

15. Mr. Y.S. Lee, STP/TWK, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application;
- (b) the proposed shop and services (convenience store);

- (c) departmental comments – no objection/adverse comment from concerned Government departments was received;
- (d) no public comment was received during the statutory publication period and no local objection was received by the District Officer (Kwai Tsing); and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessment made in paragraph 10 of the Paper. The applied use at the premises was considered not incompatible with the uses of the subject warehouse building, which was primarily used by logistics/electronics companies for storage purposes. The proposed convenience store was minor in scale and would unlikely generate adverse traffic, environmental or infrastructural impacts on the surrounding areas. The subject warehouse building, which was sprinkler protected, was subject to a maximum permissible limit of 460m² for aggregate commercial floor area on the ground floor. According to the Director of Fire Services (D of FS), the applied use was accountable towards the aggregate commercial floor area. As no uses at ground floor of the warehouse building were currently accountable towards the aggregate commercial floor area, the applied GFA of about 66m² was within the maximum permissible limit of 460m². In this connection, D of FS had no objection to the application. In order not to jeopardise the long-term planning intention of the “Other Specified Uses (Container Terminal)” zone which was intended primarily for container terminals and associated port back-up facilities, the application was recommended to be approved on a temporary basis for a period of three years.

16. Members had no question on the application.

Deliberation Session

17. After deliberation, the Committee decided to approve the application on a

temporary basis for a period of 3 years up to 27.8.2013, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- (a) the submission of fire service installations and water supplies for fire-fighting proposal within six months from the date of the approval to the satisfaction of the Director of Fire Services or of the TPB by 27.2.2011;
- (b) in relation to (a) above, the implementation of fire service installations and water supplies for fire-fighting in the application premises within nine months from the date of the approval to the satisfaction of the Director of Fire Services or of the TPB by 27.5.2011; and
- (c) if any of the above planning conditions (a) or (b) was not complied with by the specified date, the approval hereby given should cease to have effect and should on the same date be revoked without further notice.

18. The Committee also agreed to advise the applicant of the following :

- (a) to note the District Lands Officer/Tsuen Wan & Kwai Tsing, Lands Department's comment to apply for a short term waiver to effect the proposed use; and
- (b) to note the Chief Building Surveyor/New Territories West, Buildings Department's comments that the convenience store should be separated from the lift lobby by a fire resistance wall (not less than 1 hour fire resistance period) and under Buildings Ordinance (BO) section 4(1)(a), an Authorized Person should be appointed to coordinate buildings works except those exempted works as laid down in BO section 41.

[The Chairman thanked Mr. Y.S. Lee, STP/TWK, for his attendance to answer Members' enquiries. Mr. Lee left the meeting at this point.]

[Mr. Laurence L.J. Li returned to join the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting]

A/TW/414 Proposed Flat with Minor Relaxation of Plot Ratio Restriction
in “Residential (Group E)” zone,
106-114 Kwok Shui Road, Tsuen Wan (KCTL 157)
(MPC Paper No. A/TW/414)

19. The Secretary reported that the applicant was related to Cheung Kong (Holdings) Ltd. (CKL) and Mr. Felix W. Fong who had current business dealings with CKL had declared interest in this item. The Committee noted that Mr. Fong had tendered apologies of not attending the meeting.

20. The Committee noted that the applicant’s representative requested on 18.8.2010 for deferment of the consideration of the application for two months in order to allow time to prepare additional information in support of the application.

21. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee also agreed that the application should be submitted to the Committee for consideration within two months from the date of receipt of further information from the applicant. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 7

[Closed Meeting]

22. The minutes of this item were recorded under separate confidential cover.

Agenda Item 8

Any Other Business

23. There being no other business, the meeting was closed at 11:10 a.m..