

TOWN PLANNING BOARD

Minutes of 501st Meeting of the Metro Planning Committee held at 9:00 a.m. on 22.11.2013

Present

Director of Planning
Mr K. K. Ling

Chairman

Professor S.C. Wong

Vice-chairman

Professor P.P. Ho

Professor Eddie C.M. Hui

Ms Julia M.K. Lau

Mr Roger K.H. Luk

Mr Sunny L.K. Ho

Mr Dominic K.K. Lam

Mr Patrick H.T. Lau

Mr Stephen H. B. Yau

Assistant Commissioner for Transport (Urban),
Transport Department
Mr W.B. Lee

Assistant Director (Environmental Assessment),
Environmental Protection Department
Mr K.F. Tang

Assistant Director (Hong Kong), Lands Department
Ms Doris M. Y. Chow

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

Secretary

Absent with Apologies

Mr Maurice W.M. Lee

Mr Clarence W.C. Leung

Mr Laurence L.J. Li

Ms Bonnie J.Y. Chan

Mr H.W. Cheung

Chief Engineer (Works), Home Affairs Department
Mr Frankie Chou

In Attendance

Assistant Director of Planning/Board
Ms Brenda K.Y. Au

Chief Town Planner/Town Planning Board
Mr Louis K.H. Kau

Assistant Town Planner/Town Planning Board
Miss Floria Y.T. Tsang

Agenda Item 1

Confirmation of the Draft Minutes of the 500th MPC Meeting held on 8.11.2013

[Open Meeting]

1. The draft minutes of the 500th MPC meeting held on 8.11.2013 were confirmed without amendments.

Agenda Item 2

Matters Arising

[Open Meeting]

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

[Mr Wilson W.S. Chan, District Planning Officer/Tsuen Wan and West Kowloon (DPO/TWK), Miss Elsa H.K. Cheuk, Chief Town Planner/Special Duties (CTP/SD), Ms Polly O.F. Yip, Senior Town Planner/Special Duties (STP/SD), Dr Camby Se and Mr Henry Au of Ove Arup & Partners Hong Kong Ltd. (Air Ventilation Assessment Consultants) were invited to the meeting at this point.]

Tsuen Wan and West Kowloon District
Special Duties Section

Agenda Item 3

[Open Meeting]

Proposed Amendments to the Approved South West Kowloon Outline Zoning Plan No.S/K20/28

(MPC Paper No.16/13)

3. The Secretary reported that this item involved proposed amendments to the South West Kowloon Outline Zoning Plan for a proposed Home Ownership Scheme (HOS) and public housing development by the Housing Department (HD), which was the executive arm of the Hong Kong Housing Authority (HKHA). The following Members had declared

interests in this item:

- | | |
|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Mr K.K. Ling
as the Director of Planning | - being a member of the Strategic Planning Committee (SPC) and the Building Committee of HKHA |
| Ms Doris M.Y. Chow
as the Assistant Director of
Lands Department | - being an assistant to the Director of Lands who was a member of HKHA |
| Mr Frankie W.P. Chou
as the Assistant Director of
Home Affairs Department | - being a Chief Engineer of the Home Affairs Department, which Director was a member of the SPC and Subsidised Housing Committee of HKHA |
| Ms Julia M.K. Lau | - being a member of HKHA and Commercial Properties Committee and Tender Committee of HKHA |
| Mr Dominic K.K. Lam | - having current business dealings with HKHA |

4. The Committee noted that Mr Frankie W.P. Chou had tendered his apologies for being unable to attend the meeting and Ms Julia M.K. Lau had not yet arrived to join the meeting. The Committee also considered that the interests of the other three Members were direct, and they should leave the meeting temporarily for this item. As the Chairman had to withdraw from the meeting, the Committee agreed that the Vice-chairman should take over to chair the meeting for this item.

[Mr K.K. Ling, Ms Doris M.Y. Chow and Mr Dominic K.K. Lam left the meeting temporarily at this point.]

Presentation and Question Sessions

5. With the aid of a Powerpoint presentation, Ms Polly O.F. Yip, STP/SD, presented the proposed amendments as detailed in the Paper and covered the following main points:

- (a) the proposed amendments were mainly related to the rezoning of a site at Fat Tseung Street West (Amendment Item A) and a waterfront site at Lin Cheung Road (Amendment Items B to J);

Rezoning of the Fat Tseung Street West site (Amendment Item A)

The site and its surroundings

- (b) the Fat Tseung Street West site, covering an area of about 0.62 ha, was mainly zoned “Government, Institution or Community” (“G/IC”) and partly zoned “Open Space” (“O”). A minor portion fell within an area shown as ‘Road’;
- (c) the site was within an area with a number of public housing developments (namely Hoi Lai Estate and the proposed public rental housing (PRH) development at North West Kowloon Reclamation (NWKR) Site 6) and private housing developments (commonly known as the ‘Four Little Dragons’) and a cluster of Government, Institution or Community (GIC) facilities including St. Margaret’s Co-educational English Secondary and Primary School and other school premises. It had good accessibility to public transport, e.g. the Mass Transit Railway (MTR) and buses. In view of the above, the site was considered suitable for HOS development;

Proposed Amendment to the OZP

- (d) under Amendment Item A, it was proposed to rezone the site to “Residential (Group A) 11” (“R(A)11”) with a maximum domestic plot ratio (PR) of 6.5, a maximum non-domestic PR of 1.5 and a maximum building height (BH) of 120mPD. The proposed development intensity

was in line with the PR restrictions of other residential sites in the vicinity with a domestic PR of about 6 to 6.5 and a non-domestic PR of about 1.5 in general. To ensure that there would be no net loss of open space and planned GIC facilities in the Sham Shui Po (SSP) district, the affected existing 5-a-side soccer pitch within the “O” zone, and the planned district library and indoor sports centre within the “G/IC” portion of the site would be reprovisioned within NWKR Site 6;

Zoning considerations

- (e) HD had commissioned a consultant to conduct a quantitative air ventilation assessment (AVA) for the site. The results revealed that the overall ventilation performance was similar for both the baseline scheme (i.e. without rezoning) and proposed scheme (i.e. with rezoning) scenarios. With appropriate design, the building façades of the proposed HOS development could direct downwash wind to the pedestrian level. The incorporation of building gaps between HOS blocks could also help minimise possible adverse air ventilation impact. With appropriate building layout and incorporation of non-building area (NBA) at NWKR Site 6, southeasterly wind could penetrate to the site in summer wind condition;
- (f) as to the visual considerations, the proposed HOS development would blend in with the backdrop of high-rise developments and was considered compatible with its visual context. The visual impact of the proposed HOS development was insignificant;
- (g) concerned government departments including the Environmental Protection Department (EPD), Transport Department (TD), Drainage Services Department (DSD) and Water Supplies Department (WSD) confirmed that no insurmountable problems on traffic, environmental and infrastructural aspects were anticipated from the rezoning proposal. Future HOS development would also be guided by a planning brief (PB) and detailed assessments would be undertaken by HD;

Public Consultation

- (h) the comments received during the consultation with the Sham Shui Po District Council (SSPDC) on 5.3.2013, from the public since March 2013, and in the community engagement workshop organised by HD on 9.7.2013 were summarised as follows:
- (i) SSPDC had no objection to the rezoning proposal;
 - (ii) the comments objecting to the rezoning proposal were made on the grounds that the abandonment of the original planning intention of the area for low-rise developments with open space and GIC facilities was not justified; the proposed HOS development was incompatible with the surrounding land uses; the daily operation of the school would create nuisance to the future residents; the proposed development would have adverse air ventilation, visual and traffic impacts; there was inadequate consultation on the rezoning proposal; and the proposal for re-provision of existing GIC facilities was inefficient in resource utilisation; and
 - (iii) the St. Margaret's Co-educational English Secondary and Primary School submitted a proposal to swap the proposed HOS development at the site with the proposed primary school site at the Lin Cheung Road site (the site swapping proposal). Two SSPDC members also suggested to use the three undeveloped "O" and "G/IC" sites in the Cheung Sha Wan area for meeting the demand for HOS flats (the replacement sites proposal);
- (i) PlanD's consolidated responses to the public comments were as follows:
- (i) the proposed HOS development at the site was considered not incompatible with the surrounding residential land uses and GIC cluster;
 - (ii) preliminary technical assessments for the proposed HOS

development revealed that no significant adverse air ventilation, visual and traffic impacts were induced;

- (iii) all public comments received during the SSPDC meeting, the community engagement workshop and other written comments had been considered in formulating the proposed amendment items; and
- (iv) the site swapping proposal and the replacement sites proposal were considered not acceptable on land use, environmental and visual grounds;

Rezoning of Lin Cheung Road Site (Amendment Items B to J)

The site and its surroundings

- (j) the site, covering an area of about 9.65 ha, was mainly zoned “Other Specified Uses” (“OU”) annotated “Cargo Working Area, Wholesale Market and Industrial-Office” and partly zoned “OU(Wholesale Market)”, “OU(Pier)” and an area shown as ‘Road’. It was originally reserved for the Cheung Sha Wan Wet Food Market (CSWWFM) Phase 2 development and related industrial and cargo handling uses. Relevant Government bureaux/departments had confirmed that the site was no longer required for wholesale market use;
- (k) the northern portion of the site was being used as a barge loading point for the Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL) project. The southern portion was currently used as a temporary fee-paying public car park and cargo storage;
- (l) the site was separated from the other parts of SSP district by Lin Cheung Road, the elevated West Kowloon Highway and the MTR Airport Express and Tung Chung Lines. Surrounding land uses included the existing CSWWFM to the southeast; temporary bus depots to the west; the Stonecutters Island Sewage Treatment Works and the West Kowloon

Refuse Transfer Station to the further southwest. To the further north were the existing public and private residential developments and GIC cluster;

Proposed Amendments to the OZP

- (m) Located at the waterfront and with good accessibility (the site was near MTR Nam Cheong Station), the site was considered suitable for residential use to help meet the pressing demand for housing land supply. Both public and private housing developments were proposed for the site. A new two-way public road dividing the site into two portions (i.e. the inland and waterfront portions) was proposed to provide vehicular access to the proposed development. The proposed amendments mainly comprised the following amendment items:
- (i) Amendment Item B – rezoning the southwestern part of the waterfront portion (about 1.93 ha) to “CDA” for private residential development with a maximum GFA of 91,770m² (equivalent to a gross PR of 4.8) and a maximum BH of 100mPD;
 - (ii) Amendment Item C – rezoning the southeastern part of the waterfront portion (about 0.49 ha) to “CDA(2)” for hotel development with a maximum GFA of 34,770m² (equivalent to a gross PR of 7.1) and a maximum BH of 100mPD. The hotel development could separate CSWWFM from the proposed private residential development in the proposed “CDA” zone so as to minimise the noise impact from the operation of the wholesale market. However, flexibility would be allowed for private residential use if the future project proponent could demonstrate that the noise impact could be addressed through proper mitigation measures;
 - (iii) Amendment Item D – rezoning the northwestern part of the inland portion (about 3.59 ha) to “R(A)12” for public housing development

with a maximum domestic and non-domestic GFAs of 205,000m² and 16,000m² respectively (equivalent to a gross PR of 6.2) and a maximum BH of 120mPD. The proposed development would provide a total of about 3,400 HOS and PRH flats;

- (iv) Amendment Item E – rezoning the western corner of the waterfront portion (about 0.43 ha) to “G/IC” for a social welfare block with a maximum BH of 5 storeys to serve the district needs according to Social Welfare Department’s requirement;
- (v) Amendment Item F – rezoning the eastern corner of the inland portion (about 0.62 ha) to “G/IC” for a primary school with a maximum BH of 8 storeys to meet the additional demand generated by the increased population from the residential development;
- (vi) Amendment Item G – rezoning a strip of land along the waterfront and a disused pier (about 0.99 ha) of CSWWFM from to “O” to provide a public waterfront promenade;
- (vii) Amendment Item H – rezoning the strips of land in the middle and along the eastern boundary of the site (about 1.60 ha) to an area shown as ‘Road’ for a new two-way public road and a pedestrian walkway connecting MTR Nam Cheong Station and the waterfront promenade. It would also act as an environmental buffer area (EBA) to further minimise the interface problem with the existing CSWWFM; and
- (viii) Amendment Item J – designating non-building areas (NBAs) of varying width (about 45m, 22m and 30m) which generally align with three major roads (i.e. Hing Wah Street West, Fat Tseung Street West and Tonkin Street West respectively) in the western, middle and eastern parts of the site for air ventilation purpose and visual corridors. Drainage reserves running from Lin Cheung Road towards the waterfront were also designated;

Other Development requirements within the “CDA”, “CDA(2)” and “R(A)12” zones

- (n) to optimise the use of NBAs and drainage reserves straddling in the middle of the site, two public open spaces (POSS) of not less than 3,600m² and not less than 3,800m² were proposed in the “CDA” and “R(A)12” zones respectively to serve as a district focal point and to provide a convenient pedestrian connection to the waterfront promenade. Another 20m to 30m-wide EBA was proposed along the northern boundary of the site to increase the separation of the proposed residential development from Lin Cheung Road and the railway;

Zoning considerations

- (o) under the “CDA” zones and for public housing development, PBs setting out the detailed planning requirements of these sites would be prepared to guide the future development on these zones and to ensure proper planning control. The future project proponents for the “CDA” and “CDA(2)” sites would also be required to submit a Master Layout Plan (MLP) for each of the sites and relevant technical assessments on air ventilation, traffic, environment, drainage, sewerage and visual aspects with necessary mitigation measures as stipulated in the Notes of the OZP for approval of the Board;
- (p) the proposed maximum BH of 100mPD for the “CDA” and “CDA(2)” sites and 120mPD for the “R(A)12” site were generally in line with the stepped BH profile in the area with BH descending from the residential developments in the north and northeast towards the waterfront. The proposed residential developments would not have significant visual impact as demonstrated in the photomontages from key public vantage points;
- (q) The qualitative AVA conducted by HD revealed that the overall ventilation performance for the site was quite similar for both the baseline scheme (a low-rise wholesale market structure) and the indicative scheme. The three

breezeways of varying widths, which were designated as NBAs, would enhance the site permeability and wind penetration to the downwind side of the proposed developments. The proposed public road running parallel with the shoreline at the centre of the site would also improve wind penetration to the site;

- (r) concerned government departments including EPD, TD and DSD confirmed that no insurmountable problems on traffic, environmental and infrastructural aspects were anticipated from the rezoning of the site. Single aspect building design and designation of EBA were adopted for the public housing development in the proposed “R(A)12” zone to mitigate the road traffic/railway noise impact to the north. Given that the site was about 600m to 700m away from the Stonecutters Island Sewage Treatment Works and West Kowloon Refuse Transfer Station to the southwest, and with the provision of covers and ancillary deodourisation facilities, the operation of these facilities would not generate adverse odour impact on the site;

Public Consultation

- (s) the comments received during the consultation with SSPDC on 18.6.2013, from the public, and in the community engagement workshop organised by HD on 16.7.2013 were summarised as follows:
 - (i) while SSPDC supported more housing developments in the area, and a motion was passed requiring the Government to consider the balanced development of the community, review the ratio of HOS/PRH flats provision on the site, enhance the accessibility and development of the waterfront promenade, and consult the local residents;
 - (ii) supporting comments were made on the grounds that the rezoning proposal could meet the acute housing demand and the diversified land uses would help improve employment opportunities;

- (iii) other written comments from DC members, local residents, concern groups, traders of wholesale markets and some Legislative Council (LegCo) members objected to the rezoning proposal on the grounds that the proposed development and BH were incompatible with the surroundings; the proposed developments would have adverse air, noise, odour, visual and air ventilation impacts and nuisances from nearby roads and land uses; and there were inadequate open space and GIC facilities to serve the increased population; and
- (iv) some commenters proposed to provide leisure, cultural and public transport facilities at the site to serve the local residents and attract more visitors; improve the pedestrian connections of the site to the nearby developments and extend the proposed waterfront promenade. Also, there were concerns on the potential relocation of CSWWFM in the SSP district and inadequate public consultation;
- (t) PlanD's consolidated responses to the public comments were as follows:
 - (i) HD had reviewed the proportion of PRH and HOS flats provision and increased the number of HOS flats to 2,200 out of the total 3,400 public housing flats provided in the site;
 - (ii) the proposed developments were not incompatible with the surrounding residential land uses and GIC cluster. Preliminary technical assessments demonstrated that the proposed developments would have no insurmountable problems on air, noise, odour, visual and air ventilation aspects. Besides, PBs would be prepared to guide the public and private residential developments on the "CDA" and "R(A)12" zones to ensure a proper planning control;
 - (iii) the overall provision of open space and GIC facilities was adequate in meeting the local needs as well as the additional population. The site had good accessibility to public transport such as the nearby MTR Nam Cheong Station and the public transport interchange (PTI) located in the NWKR Site 6. Public transport services would also

be provided on the site to serve the local residents;

- (iv) the waterfront promenade had been extended to include a disused pier of CSWWFM in response to public comments. It was also proposed to make use of the NBAs and drainage reserves in the middle part of the site to create a continuous public open space and to enhance the accessibility to the waterfront promenade;
 - (v) the Food and Health Bureau was examining the feasibility of relocating the existing CSWWFM; and
 - (vi) all public comments received had been considered in formulating the proposed amendment items;
- (u) the Notes of the OZP would be revised as detailed in paragraph 8 and Attachment II of the Paper to reflect the aforementioned rezoning proposals. The Explanatory Statement (ES) of the OZP would also be revised to take into account the proposed amendments. Opportunity had also been taken to update the general information for the various land use zones in the ES to reflect the latest status and planning circumstances of the OZP; and
- (v) SSPDC would be consulted again during the statutory exhibition period of the draft OZP incorporating the proposed amendments. Besides, as the Lin Cheung Road site was located at the South West Kowloon waterfront, the Harbourfront Commission would be consulted on the amendments during the statutory exhibition period.

Provision of Open Space and GIC facilities

6. In response to the Vice-chairman's question, Mr Wilson W.S. Chan, DPO/TWK explained the reprovision arrangement of the affected facilities and the overall provision of the open space and GIC facilities in the SSP district which covered the following points:

- (a) the existing 5-a-side soccer pitch and the proposed district library and

indoor sports centre at Fat Tseung Street West site would be reprovided within the proposed HOS development at NKWR Site 6. Such requirements were included in the draft PB for the HOS development at NKWR Site 6 which was considered and agreed by the Committee on 25.10.2013 as suitable for consultation with SSPDC. PlanD had consulted SSPDC and would report the views collected together with the revised PB incorporating the relevant comments, where appropriate, to the Committee for further consideration and endorsement;

- (b) apart from eight post offices and 76 primary school classrooms, the provision of most of the GIC facilities in the SSP district could generally meet the requirement under Hong Kong Planning Standards and Guidelines for the planned population of the SSP district as shown in Attachment IV of the Paper;
- (c) due to the changes in the demand and operation of postal services, the provision of post office would be on a unit/premises basis instead of a standalone site; and
- (d) as to the shortage of primary school classrooms, a 30-classroom primary school site as required by the Education Bureau (EDB) was reserved at the eastern corner of the Lin Cheung Road site. It should also be noted that there were a total of seven existing and planned primary schools within the planning scheme area of the OZP. Also, EDB assessed the demand and provision of primary schools on a wider school net basis which did not necessarily tally with the planning scheme area boundary or the DC boundary. In any event, PlanD would liaise closely with EDB to review the provision of school classrooms in the area regularly and proposed measures (e.g. conversion of vacant secondary school premises for primary school use), if necessary, to meet the demand.

The Proposed Waterfront Promenade

7. A Member asked about the feasibility of incorporating the proposed “O” zone in

the “CDA” and “CDA(2)” zones for better integration of the design of the waterfront promenade with the proposed residential/hotel developments. In response, Miss Elsa H.K. Cheuk, CTP/SD, explained that the proposed public waterfront promenade would be designed and implemented by the future developer(s) of the “CDA” and “CDA(2)” zones and handed over to the Government for management and maintenance. Such arrangement could ensure that the design of the waterfront promenade would better integrate with the future residential/hotel developments. The Secretary clarified that the waterfront promenade under the “O” zoning would not be included within the site boundaries of the land sale sites to avoid passing the management and maintenance responsibilities of the public waterfront promenade to the future flat owners of the private residential development(s), which was not recommended under the current policy.

Access Arrangements

8. In response to a Member’s question, Miss Elsa H.K. Cheuk explained the vehicular and pedestrian access arrangements at the Lin Cheung Road site as follows:

- (a) a new two-way public road running in an east-west direction across the centre of the site with the ingress/egress point located at Hing Wah Street West was proposed to provide vehicular access to the site. TIA conducted by HD for the site indicated that the proposed developments would not cause adverse traffic impact on the surrounding areas. HD would also liaise with TD on the provision of public transport services to serve the local residents; and
- (b) currently, there were two pedestrian connections on the eastern and western sides of the site. The eastern pedestrian walkway was connected to MTR Nam Cheong Station Exit B. The proposed amendments to the OZP would widen and enhance the existing pedestrian walkway from the MTR exit to the waterfront promenade across the site. The western pedestrian connection was an existing footbridge linking Sham Mong Road and the proposed ingress/egress point of the site, with a connection leading to NWKR Site 6. A new connection leading to the proposed public housing development at the inland portion would be provided in the future. HD

would also study the feasibility of providing a direct pedestrian connection between the proposed public housing development at the inland portion and NWKR Site 6 in the long term. Besides, POS was proposed along the NBA/DR in the middle of the site to facilitate pedestrian access to the waterfront promenade.

Land Use Proposals, Layout and Urban Design Concept at Lin Cheung Road site

9. In response to two Members' concerns, Miss Elsa H.K. Cheuk explained the land use proposals, layout and urban design concept of the Lin Cheung Road site which covered the following points:

- (a) the site was at a prime waterfront location with good accessibility to the nearby MTR station via a pedestrian walkway at the eastern side and to other residential developments to the north via the footbridge at the western side. Rezoning of the site for residential use was compatible with the surrounding residential land uses and GIC cluster;
- (b) HD had also conducted a preliminary environmental assessment study (EAS) for residential development at the inland portion and EPD confirmed that no insurmountable environmental problem on the proposed land uses and layout was anticipated;
- (c) the proposed primary school at the northeastern corner of the site was zoned "G/IC". It was reserved at the request of EDB to meet the demand in the area. It would be desirable to locate the proposed primary school near the residential developments to avoid long travelling time for the students. Besides, an EBA of 20m to 30m wide was proposed along the northern boundary of the "G/IC" site to mitigate the noise and air quality impacts from West Kowloon Highway and Lin Cheung Road as well as MTR Airport Express and Tung Chung Line. NBA and pedestrian walkway proposed between the "G/IC" site and the existing CSWWFM, together with the special design features (e.g. full air-conditioning) adopted for the school, would also be able to mitigate the environmental interface

problem with CSWWFM;

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

- (d) a stepped BH profile would be maintained, with BH descending from the residential developments in the north and northeast, namely the ‘Four Little Dragons’ including The Pacifica (168-185mPD), Liberte (173mPD), Banyan Garden (154-183mPD) and Aqua Marine (148mPD) and the proposed public housing development (140mPD) at NWKR Site 6, towards the proposed public housing development (120mPD) at the inland portion and the private residential/hotel developments (100mPD) at the waterfront portion of the Lin Cheung Road site. Besides, two low-rise GIC buildings were proposed at the eastern and western end of the site to enhance visual permeability and air ventilation to the inland area; and
- (e) the photomontage viewed from the Stonecutters Island Fire Services Department Diving Base illustrated that the massing and the proposed BHs of the indicative developments were generally compatible with the surrounding residential developments. Besides, the waterfront portion of the site was proposed to be zoned as “CDA” and “CDA(2)” zones to ensure a better planning control over the development on the waterfront. The future project proponent was required to submit a MLP and relevant technical assessments including AVA, traffic impact assessment (TIA), EAS, drainage impact assessment (DIA), sewerage impact assessment (SIA) and visual impact assessment (VIA) with necessary mitigation measures as stipulated in the Notes of the OZP for approval of the Board.

10. The Secretary supplemented that under the “CDA” zoning, a PB setting out the planning and design concept and requirements of the site would be prepared in due course for the Board’s consideration and endorsement to ensure proper planning control. Members’ views expressed above would be incorporated in the relevant PBs to guide the future developments.

Odour Impact

11. In response to a Member's concern on possible odour impact, Miss Elsa H.K. Cheuk said that the existing Stonecutters Island Sewage Treatment Works and West Kowloon Refuse Transfer Station were located at a considerable distance away (about 600m to 700m) from the site. DSD had completed in June 2012 part of the "Harbour Area Treatment Scheme Stage 2A" (HATS 2A) project, including the provision of covers to the existing sedimentation tanks, to address the odour arising from the Stonecutters Island Sewage Treatment Works. The entire HATS 2A project with the associated long-term deodourisation facilities was anticipated to be completed in end 2014. As to the odour emitted from the West Kowloon Refuse Transfer Station, EPD advised that a number of odour control measures had been adopted in the new operation contract commenced in December 2012 to reduce the potential odour emission. By the time the proposed developments at the Lin Cheung Road site were completed (expected to be around 2018), there would be significant improvement to the odour problem.

12. The Vice-chairman summarised that Members generally agreed to the proposed amendments to the OZP. The concerns on the Lin Cheung Road site, such as the integration of the design of the public waterfront promenade with that of the residential/hotel developments, stepped building height profile and any potential odour problem, would be further addressed under the PBs by PlanD and the MLP by the future developers.

13. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved South West Kowloon OZP No. S/K20/28 and that the draft South West Kowloon OZP No. S/K20/28A at Attachment I of the Paper (to be renumbered to S/K20/29 upon exhibition) and its Notes at Attachment II of the Paper were suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at Attachment III of the Paper for the draft South West Kowloon OZP No. S/K20/28A as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES would be published together with the OZP.

[The Vice-chairman thanked Mr Wilson W.S. Chan, DPO/TWK, Miss Elsa H.K. Cheuk, CTP/SD and Ms Polly O.F. Yip, STP/SD and Dr Camby Se and Mr Henry Au, AVA consultants, for their attendance to answer Members' enquiries. They left the meeting at this point.]

[Mr K.K. Ling, Ms Doris M.Y. Chow and Mr Dominic K.K. Lam returned to join the meeting at this point.]

Tsuen Wan and West Kowloon District

Agenda Item 4

Section 16 Application

[Open Meeting]

A/K5/741 Shop and Services (Showroom) in "Other Specified Uses" annotated "Business 2" zone, Workshops A5 and A6, G/F, Block A, Hong Kong Industrial Centre, 489-491 Castle Peak Road, Cheung Sha Wan, Kowloon
(MPC Paper No. A/K5/741)

14. The Secretary reported that Ms Bonnie J.Y. Chan had declared an interest in this item as she had current business dealings with Lawson David & Sung Surveyors Ltd., the consultant of the applicant. The Committee noted that Ms Bonnie J.Y. Chan had tendered her apologies for being unable to attend the meeting.

15. The Committee noted that the applicant requested on 18.11.2013 for deferment of the consideration of the application for two months in order to allow sufficient time to address the comments from the Fire Services Department. This was the first time that the applicant requested for deferment of the application.

16. 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 agreed that the application should be submitted for its 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 the further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 5

Section 16 Application

[Open Meeting]

A/K1/242 Proposed Minor Relaxation of Building Height Restriction for permitted Shop and Services/Eating Place and Hotel uses in “Commercial” zone, Nos. 38, 38A, 40 and 40A Hillwood Road, Tsim Sha Tsui, Kowloon
(MPC Paper No. A/K1/242)

17. The Secretary reported that Kenneth To & Associates Ltd. (KTA) and LLA Consultancy Ltd. (LLA) were the consultants of the applicant. Mr Dominic K.K. Lam and Mr Patrick H.T. Lau who had current business dealings with KTA and LLA, had declared interests in this item. As the applicant had requested for deferment of consideration of the application, the Committee agreed that Mr Dominic K.K. Lam and Mr Patrick H.T. Lau could stay in the meeting.

18. The Committee noted that the applicant requested on 6.11.2013 for deferment of the consideration of the application for two months in order to allow additional time to liaise with concerned Government departments (Hong Kong Observatory and Antiquities and Monuments Office in particular) to resolve outstanding issues. This was the first time that the applicant requested for deferment of the application.

19. 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 agreed that the application should be submitted for its 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 the further information, and no further deferment would

be granted unless under very special circumstances.

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

Agenda Item 6, 7 and 8

Section 16 Applications

[Open Meeting (Presentation and Question Sessions Only)]

A/KC/405 Shop and Services in “Industrial” zone, Unit B6 on G/F, Mai Wah Industrial Building, 1-7 Wah Sing Street, Kwai Chung, New Territories
(MPC Paper No. A/KC/405A)

A/KC/411 Shop and Services (Decoration Shop) in “Industrial” zone, Unit B5, Ground Floor, Mai Wah Industrial Building, 1-7 Wah Sing Street, Kwai Chung, New Territories
(MPC Paper No. A/KC/411)

A/KC/412 Shop and Services (Money Exchange Shop) in “Industrial” zone, Unit B3, Ground Floor, Mai Wah Industrial Building, 1-7 Wah Sing Street, Kwai Chung, New Territories
(MPC Paper No. A/KC/412)

20. The Committee noted that the three applications were similar in nature and the application premises were located on the G/F of the same building (Mai Wah Industrial Building). The Committee agreed that these applications should be considered together.

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

21. The Secretary informed Members that a replacement page of Plan A-4 of the Paper was tabled at the meeting to rectify the indication of the subject premises of Application No. A/KC/411.

Presentation and Question Sessions

22. With the aid of a Powerpoint presentation, Ms Fannie F.L. Hung, STP/TWK, presented the applications and covered the following aspects as detailed in the Paper :

- (a) background to the applications;
- (b) the shop and services use under application;
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. Concerned departments had no objection to or no comment on the applications;
- (d) during the first three weeks of the statutory publication period of the applications, Mai Wah Industrial Building Owners' Concern Group objected to all three applications on the grounds that alteration of external wall was an unauthorised demolition; the proposed shop and services use breached the Deed of Mutual Covenants (DMC) of the subject industrial building; potential threats with sharing fire escape routes by several units on ground floor; and possible environmental nuisance brought by the canteen in Unit B7. An owner of Mai Wah Industrial Building supported applications Nos. A/KC/411 and A/KC/412 mainly on the ground that the proposed uses would bring convenience to other tenants and no complaint was received so far except from one tenant; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the applications based on the assessments set out in paragraph 11 of the Paper. As regards the public concern on the fire escape route, it could be addressed by the proposed approval conditions. For the concern on demolition of external walls, the applicants could be advised to seek their own legal advice to resolve the dispute with other owners of the lot under the DMC. Regarding the concern on the environmental nuisance generated by the existing canteen in Unit B7, it would be conveyed to the Food and Environmental Hygiene Department for follow-up action.

23. Members had no question on the applications.

Deliberation Session

24. After deliberation, the Committee decided to approve the three applications Nos. A/KC/405, A/KC/411 and A/KC/412, each on a temporary basis for a period of 3 years until 22.11.2016, and on the terms of each of the applications as submitted to the Town Planning Board (TPB). The permission of each of the applications was subject to the following conditions :

- “(a) the submission and implementation of fire safety proposals, including fire service installations and water supplies for firefighting in the application premises and a means of escape completely separated from the industrial portion of the subject industrial building within 6 months from the date of the approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 22.5.2014; and
- (b) if the above planning condition is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

The Committee also agreed to advise the applicant of each of the applications of the following :

- “(a) a temporary approval of three years is given in order to allow the Committee to monitor the compliance of the approval conditions and the supply and demand of industrial floor space in the area to ensure that the long-term planning intention of industrial use for the subject premises will not be jeopardized;
- (b) prior planning permission should have been obtained before commencing the development at the subject premises;
- (c) to apply to the District Lands Officer/Tsuen Wan & Kwai Tsing, Lands

Department (DLO/TW&KT, LandsD) for a temporary waiver for shop and services use. The application will be considered by LandsD acting in the capacity as landlord at its sole discretion. Any approval, if given, will be subject to such terms and conditions including, inter alia, payment of waiver fee and administrative fee as may be approved by LandsD;

- (d) to note the comments of the DLO/TW&KT, LandsD that legal advice should be sought by the applicant to resolve the dispute with other owners of the lot under the Deed of Mutual Covenants (DMC). The applicants are also advised to take note of the restriction of the DMC of the subject building and consult other owners of the building with a view to addressing their concerns on the proposed conversion;
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that the application premises should be separated from the remainder of the building with fire resistance rating of not less than 120 minutes and under the Buildings Ordinance (BO) section 4(1)(a), an Authorised Person (AP) should be appointed to coordinate building works except those stipulated in BO section 41; and the approval of the planning application should not be construed as an acceptance of any unauthorized building works at the subject site and BD reserves a right for enforcement action under BO;
- (f) to note the comments of the Director of Fire Services that detailed fire service requirements will be formulated upon receipt of formal submission of general building plans and the applicant shall comply with the Code of Practice for Fire Safety in Buildings and Fire Services Department Circular Letter No. 4/1996 for the submission of FS/314A whenever the building works certified by the AP involves the change in fire service installations (FSI) layout or location of fixed development; and
- (g) to note the Town Planning Board's 'Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises' for the information on the steps required to be

followed in order to comply with the approval condition on the provision of fire service installations.”

[The Chairman thanked Ms Fannie F.L. Hung, STP/TWK, for her attendance to answer Members’ enquiries. She left the meeting at this point.]

Hong Kong District

Agenda Item 9

Section 16 Application

[Open Meeting]

A/H10/85 House (Temporary Uses of Leisure Pool, Pantry and Sitting-out Area)
for a Period of 5 Years in “Green Belt” zone, Government Land
adjoining House B3, Villa Cecil, South of No. 200 Victoria Road, Pok
Fu Lam, Hong Kong
(MPC Paper No. A/H10/85)

25. The Committee noted that the applicant requested on 6.11.2013 for deferment of the consideration of the application for two months in order to allow sufficient time to address the departmental comments. This was the first time that the applicant requested for deferment of the application.

26. 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 agreed that the application should be submitted for its 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 the further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 10

Section 16 Application

[Open Meeting]

A/H19/66 Proposed Holiday Camp Redevelopment and Proposed Emergency Vehicular Access for the Related Redevelopment in “Government, Institution or Community” zone, Government Land at Stanley Bay, Stanley (The Hong Kong Federation of Youth Groups Stanley Outdoor Activities Centre)

(MPC Paper No. A/H19/66B)

27. The Secretary reported that Mr Dominic K.K. Lam had declared an interest in this item as he had current business dealings with the applicant. As the applicant had requested for deferment of consideration of the application, the Committee agreed that Mr Dominic K.K. Lam could stay in the meeting.

28. The Committee noted that the applicant requested on 8.11.2013 for further deferment of the consideration of the application to the Committee’s meeting to be held on 13.12.2013 in order to allow time for the applicant to further liaison with the Director of Leisure and Cultural Services (DLCS) on the proposed option regarding the reprovision arrangement of the Leisure and Cultural Services Department (LCSD)’s facilities. This was the third time that the applicant had requested for deferment. Since the Committee’s agreement to the last deferment request, the applicant had submitted a revised landscape proposal and responses to departmental comments, but DLCS still had concerns on the reprovision arrangement of LCSD’s facilities and the impact of the emergency vehicular access.

29. 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 agreed that the application should be submitted for its consideration on 13.12.2013 subject to the nature of further information to be submitted. The Committee also agreed to advise the applicant that since this was the third deferment and a total of about 4 months of deferment including the previous two had been allowed, no further deferment would be granted unless under very special circumstances.

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/H5/397 Proposed Eating Place in “Residential (Group A)” zone, 26/F (Part),
130-136, 138, 140-142 Johnston Road, Wan Chai
(MPC Paper No. A/H5/397)

30. The Secretary reported that Mr Dominic K.K. Lam and Mr Patrick H.T. Lau had declared interests in this item as they had current business dealings with Kenneth To & Associates Ltd., one of the consultants of the applicant. As the applicant had requested for deferment of consideration of the application, the Committee agreed that Mr Dominic K.K. Lam and Mr Patrick H.T. Lau could stay in the meeting.

31. The Secretary reported that after the issuance of MPC Paper No. A/H5/397 on 20.11.2013, the applicant requested on 21.11.2013 for deferment of the consideration of the application for two months in order to allow time for the applicant to revise the development proposal to address concerns from the Planning Department. This was the first time that the applicant requested for deferment of the application. The deferral letter submitted by the applicant was tabled at the meeting for Members’ reference.

32. 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 agreed that the application should be submitted for its 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 the further information, and no further deferment would be granted unless under very special circumstances.

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

Kowloon District

Agenda Item 12

[Open Meeting]

Proposed amendments to the draft Kowloon Tong Outline Zoning Plan S/K18/17

(MPC Paper No.17/13)

33. Ms Julia M.K. Lau had declared an interest in this item as her parents owned property and resided in Kowloon Tong. As the concerned property was not near to the site to be considered under this item, the interest of Ms Julia M.K. Lau was considered remote. Members agreed that she could stay in the meeting.

Presentation and Question Sessions

34. With the aid of a Powerpoint presentation, Ms S.H. Lam, STP/K, presented the proposed amendments to the draft Kowloon Tong Outline Zoning Plan (OZP) as detailed in the Paper :

[Professor S.C. Wong left the meeting temporarily at this point.]

Status of the current OZP

- (a) on 15.2.2013, the draft Kowloon Tong OZP No. S/K18/17, incorporating amendments to rezone the southern portion of the ex-Lee Wai Lee Campus site at Renfrew Road from “Government, Institution or Community(9)” (“G/IC(9)”) to “Residential (Group B)” (“R(B)”) and to rezone a site at Dumbarton Road from “G/IC(3)” to “G/IC(12)” (eastern portion) and “Residential (Group C)9” (“R(C)9”) (western portion), was exhibited for public inspection under section 5 of the Ordinance. Hearing of the representations and comments received by the Board would be arranged in due course;

Proposed Amendments to the OZP

- (b) the proposed amendments were related to rezoning the Kowloon International Baptist Church (KIBC) site at 300 Junction Road from “G/IC(2)” to “G/IC(13)” (Amendment Item A) with a maximum building height (BH) of 72.8mPD to take forward the decision of the Committee in respect of a partially agreed s.12A application No. Y/K18/7 submitted by KIBC;
- (c) the Explanatory Statement (ES) would be revised to take into account the proposed amendments and to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP;

Background

- (d) the site, with an area of about 596m², was currently occupied by a 4-storey building (including basement) for KIBC and a kindergarten. The s.12A application was for amendment to the OZP to rezone the site to “G/IC(6)” with a BH restriction of 8 storeys (excluding basement(s)) to facilitate redevelopment of the existing building. On 21.12.2012, MPC decided to partially agree to the application by designating the site as a new sub-area of “G/IC” zone and specifying a maximum BH of 72.8mPD;
- (e) according to the indicative scheme submitted by the applicant, the proposed development would have a maximum plot ratio of 5.68 and a maximum BH of 72.8mPD at main roof level. Except for reprovisioning of the existing kindergarten at 3/F, the remaining floors were proposed for church use. A building set back of 3m from Junction Road would be provided to allow for roadside amenity. The proposed BH of 72.8mPD was generally in line with the stepped height profile in the Broadcast Drive area. Also, the proposed BH was generally comparable to the BH of the Hong Kong Baptist University Sports Centre behind the site. Given the small size of the site (about 560m²) and relatively small development scale, major adverse visual impacts were not anticipated;

[Professor S.C. Wong returned to join the meeting at this point.]

Consultation

- (f) concerned government bureau/departments had no objection to or no adverse comments on the proposed amendments; and
- (g) the Kowloon City District Council would be consulted on the amendments before or during the exhibition of the draft Kowloon Tong OZP No. S/K18/17A (to be renumbered to S/K18/18 upon exhibition) for public inspection under section 7 of the Ordinance.

35. In response to a Member's enquiry, Ms S.H. Lam replied that the proposed kindergarten on 3/F was for reprovisioning the existing one without any expansion. The future kindergarten would be operated in morning and afternoon sessions with 3 classrooms accommodating 75 students for each session, which was the same as the existing one.

36. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the draft Kowloon Tong OZP and that the draft Kowloon Tong OZP No. S/K18/17A at Attachment II of the Paper (to be renumbered to S/K18/18 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition under section 7 of the Ordinance; and
- (b) adopt the revised ES at Attachment IV of the Paper for the draft Kowloon Tong OZP No. S/K18/17A as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised ES would be published together with the OZP.

[The Chairman thanked Ms S.H. Lam, STP/K, for her attendance to answer Members' enquiries. She left the meeting at this point.]

Agenda Item 13

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K18/302 Proposed Temporary School (Kindergarten and Child Care Centre) for a Period of 5 Years in “Residential (Group C) 1” zone, 2 and 4 Dorset Crescent, Kowloon Tong, Kowloon
(MPC Paper No. A/K18/302B)

37. The Secretary reported that Lanbase Surveyors Ltd. (Lanbase), Environ Hong Kong Ltd. (Environ) and CKM Asia Ltd. (CKM) were the consultants of the applicant. The following Members had declared interests in this item :

Mr Patrick H.T. Lau - having current business dealings with Lanbase

Mr Dominic K.K. Lam - having current business dealings with Environ

Professor S.C. Wong - CKM had financially sponsored some activities of the Institute of Transport Studies of the University of Hong Kong, of which Professor Wong was the Director of the Institute

Professor P.P. Ho - having current business dealings with CKM

38. As the applicants had requested for deferment of consideration of the application, the Committee agreed the above Members could stay in the meeting.

39. The Committee noted that the applicants requested on 13.11.2013 for further deferment of the consideration of the application for two months in order to allow time for preparation of further information to address the departmental comments. This was the third

time that the applicants had requested for deferment. Since the Committee's agreement to the last deferment request, the applicants had made effort to address departmental comments including conducting traffic assessment. The applicants had submitted further information including responses to comments and revised traffic assessment and related calculations after the first deferment and provided screen captures of the video recording after the second deferment. However, there were still adverse comments on the application from the Transport Department and the Hong Kong Police Force. The applicants were preparing further information to address their comments.

40. After deliberation, the Committee decided to defer a decision on the application as requested by the applicants pending the submission of further information from the applicants. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicants. The Committee also agreed to advise the applicants that two months were allowed for preparation of the submission of the further information. Since this was the third deferment and the Committee had already allowed a total of 6 months for preparation of submission of further information, no further deferment would be granted.

Agenda Item 14

Section 16 Application

[Open Meeting]

A/K14/684 Proposed Hotel and Commercial Developments (Wholesale Conversion of Two Existing Industrial-Office Buildings) in "Other Specified Uses" annotated "Business" zone, 51 and 53 Hung To Road (formerly known as 49-53 and 53A Hung To Road), Kwun Tong
(MPC Paper No. A/K14/684B)

41. The Secretary reported that Kenneth To & Associates Ltd. (KTA) and LLA Consultancy Ltd. (LLA) were the consultants of the applicant. Mr Dominic K.K. Lam and Mr Patrick H.T. Lau who had current business dealings with KTA and LLA, had declared interests in this item. As the applicant had requested for deferment of consideration of the application, the Committee agreed that Mr Dominic K.K. Lam and Mr Patrick H.T. Lau

could stay in the meeting.

42. The Secretary reported that the Committee considered the application on 21.6.2013 and decided to defer making a decision on the application after deliberation, pending the submission of further information by the applicant to demonstrate that there was an effective mechanism to ensure the long-term provision of car parking and loading/unloading facilities for the proposed hotel development. On 24.9.2013, the applicant's representative submitted further information on the proposed implementation and control mechanisms with a view to putting the proposed arrangement for internal transport facilities under proper control.

43. The Committee noted that the applicant requested on 20.11.2013 for deferment of the consideration of the application for one month in order to allow time to arrange meeting(s) with concerned departments to further discuss on the details of the proposed control and implementation mechanism for the arrangement of the internal transport facilities. Since the Committee's agreement to the last deferment request, the applicant had made an effort to work out the implementation and control mechanisms for the provision of internal transport facilities for the lifetime of the proposed hotel development and submitted further information. The applicant was arranging meeting(s) with concerned government departments to address their concerns/comments on whether the proposed implementation and control mechanisms were feasible.

44. 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 agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. The Committee also agreed to advise the applicant that one month was allowed for preparation of the submission of the further information, and no further deferment would be granted unless under very special circumstances.

[Mr Stephen C.Y. Chan, Senior Town Planner/Kowloon (STP/K), was invited to the meeting at this point.]

Agenda Item 15

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K22/14 Proposed Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions for permitted Residential Development in “Residential (Group B) 2” zone, Sites 1I1, 1I2 and 1I3 in Grid Neighbourhood at North Apron, Kai Tak Development
(MPC Paper No. A/K22/14)

45. The Secretary reported that Professor S.C. Wong, Ms Julia M.K. Lau, Mr Dominic K.K. Lam and Mr Patrick H.T. Lau had declared interests in this item as they had current business dealings with AECOM, the consultant of the applicant. As Professor S.C. Wong, Ms Julia M.K. Lau, Mr Dominic K.K. Lam and Mr Patrick H.T. Lau had no direct involvement in this application, Members agreed that they could stay in the meeting.

[Mr Patrick H.T. Lau left the meeting at this point.]

Presentation and Question Sessions

46. With the aid of a Powerpoint presentation, Mr Stephen C.Y. Chan, STP/K, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application – The Chief Executive announced in the 2013 Policy Address that to facilitate the transformation of Kowloon East, the Government would review the planning of sites in the Kai Tak Development (KTD) area, and study the possibility of increasing office and housing supply without compromising the land supply of the area in the coming five years. The Civil Engineering and Development Department (CEDD), the applicant, had completed the first stage of the study and recommended that the development restrictions for four residential sites, including Sites 1I1, 1I2, 1I3 (the application sites) and 1G1(B) (under a separate application No. A/K22/15 to be considered at the same meeting) in the Grid Neighbourhood (GN) at the North Apron area, could be slightly relaxed. The current application was to take forward the proposal to

increase the development intensity for Sites 1I1, 1I2 and 1I3 (to be known as NKILs No. 6525, 6526 and 6527 respectively);

- (b) the proposed minor relaxation of plot ratio (PR) and building height (BH) restrictions for permitted residential development:
 - (i) the overall PR and BH restrictions for the application sites zoned “Residential (Group B) 2” (“R(B)2”) were proposed to be increased from 4.5 to 5.5 and from 100mPD to 120mPD respectively. There was no change in the site coverage restriction;
 - (ii) according to the indicative scheme submitted by the applicant, nine residential towers with BH of 29-35 storeys would be built on the application sites for about 2,580 flats. The BH of the low-rise residential blocks are kept at 6 storeys and the car park would be provided underground;
- (c) departmental comments – government bureaux/departments consulted generally had no objection to/no adverse comments on the application. Departmental comments were set out in paragraph 9 of the Paper as highlighted below:
 - (i) the Secretary for Development supported the application as it could increase the housing supply for the benefit of the community;
 - (ii) the Harbour Unit of the Development Bureau noted from the visual impact assessment (VIA) report that the proposed development would have slight adverse visual impact when viewed from the Metro Park (Vantage Point (VP)3). The future developer(s) of the concerned sites should have due regard to the design and façades of the building blocks so as to mitigate the visual impact as far as practicable;

- (iii) the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) considered the application acceptable on the grounds that it would introduce more height variation which was conducive to the creation of a dynamic skyline cityscape for the Kai Tak City Centre; the proposed development would be screened by other developments to its north when viewing from the Station Square, and its visual impacts were considered acceptable when viewing from the Metro Park and Kowloon Bay Park;
 - (iv) from air ventilation perspective, CTP/UD&L, PlanD considered that the increase in BH was feasible on the grounds that the proposal would not create any blockages to the annual prevailing wind and the summer prevailing south-westerly wind. It was unlikely to cause adverse impact on the ventilation performance in the area particularly at the pedestrian level. CTP/UD&L, PlanD also had no objection to the application from landscape planning perspective as the 40% site coverage and the 30% greening ratio guidelines for KTD were maintained; and
 - (v) the Kowloon City District Council (KCDC) Members and Area Committees had no particular comment on the application;
- (d) during the first three weeks of the statutory publication period, 15 public comments were received. The comments were summarised in paragraph 10 of the Paper and highlighted below:
- (i) 2 comments supported the application as the proposal could increase the private housing supply in Hong Kong without changing the overall planning of Kai Tak;
 - (ii) 11 comments from members of the public and concern groups objected to the application mainly on the grounds that the proposal deviated from the original planning intention; the proposed

changes in development parameters were considered not minor in nature; the proposed increase in development intensity would induce adverse impacts on the environment, traffic, air ventilation, visual aspects and provision of GIC/leisure facilities; approval would set an undesirable precedent for similar proposals; the proposal was not targeted for providing affordable housing to the public; and the public might not have sufficient time to express their views. There were also concerns on the long-term vision and sustainable development of KTD. The Government should implement KTD as fast as possible and avoid re-opening debates due to the re-planning or variation in the overall planning of KTD;

- (iii) one public comment from the landowner of NKIL 6516 and 6517 objected to the application on the grounds that the proposal deviated from the original planning intention and urban design concept of Kai Tak; setting an undesirable precedent for piecemeal planning; unfair to the commenter as the current application was submitted shortly after the adjacent NKIL 6516 and 6517 were sold; and approval of the application would reduce the property value of the said lots;
- (iv) one commenter suggested re-planning various parts of Kai Tak for the development of public housing, commercial and extension of Metro Park;
- (v) the Harbourfront Commission's Task Force on Kai Tak Harbourfront Development (the Task Force) in general had no objection to the proposal. Noting that the Kai Tak OZP had gone through careful deliberation and rounds of public consultation, a member of the Task Force raised concern over the piecemeal approach adopted in changing the planning parameters of individual sites, and considered that an overall review of the potential changes in planning parameters for sites in the GN and their cumulative impact on the whole KTD should be assessed.

Another member of the Task Force considered that it would be desirable to have greater flexibility in changing the planning parameters of development sites in KTD in response to the evolving public needs and aspirations; and

- (e) PlanD's views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. The proposed scale of increase in development intensity would not compromise the original planning intention for medium-density residential use, the character of the GN and the courtyard design. The diversity of high and low blocks in terms of building mass and form could be maintained to create a varying building height profile in the area, which would preserve the townscape and neighbourhood environment. The proposal was considered generally compatible with the developments in the surrounding areas and was coherent with the gradually rising building height profile from the waterfront to the Kai Tak City Centre. It was not anticipated that the proposal would cause adverse impacts on the ventilation performance in the area. Various assessments had also been conducted to demonstrate that the proposal was technically feasible on the traffic, infrastructural and environmental aspects. The current application to increase housing land supply (about 890 additional flats) was in line with the Government's policy objective.

47. In response to the Chairman's request, Mr Stephen C.Y. Chan elaborated on the technical assessments of the application as follows:

- (a) the air ventilation assessment (AVA) demonstrated that the proposal would not cause adverse impact on ventilation performance in the area particularly at the pedestrian level;
- (b) a VIA for the proposed development was conducted at four vantage points, i.e. VP1: viewpoint at Station Square (looking south from the north-west corner of the Square), VP2: viewpoint at Station Square (looking east from the south-west corner of the Square), VP3: viewpoint at Metro Park and

VP4: viewpoint at Kowloon Bay Park. The photomontages in the VIA demonstrated that the increase in development density of the proposed developments would result in a negligible or small magnitude of change to the views experienced by the public at the four viewpoints; and

- (c) other relevant technical assessments (including traffic impact assessment, drainage impact assessment, sewerage impact assessment, water supply impact assessment and environmental assessment) conducted had demonstrated that the proposed increase in development intensity was technically feasible on the traffic, infrastructural and environmental aspects.

48. A Member said that despite the provision for minor relaxation of the development restrictions under the OZP, the development intensity of KTD was established with public consensus after years of public engagement. This Member wondered whether the application was more justified for achieving the Government's policy objective to increase housing supply than on the consideration of planning merits. In response, Mr Stephen C.Y. Chan pointed out that planning was an on-going process which would take into account the changing circumstances and public aspirations. Instead of re-opening the Study on Kai Tak development which had been undertaken for over ten years, the proposed increase in development intensity could be considered by way of planning permission based on individual merits. Achieving the policy objective to increase housing supply was considered to be a planning merit. Moreover, PlanD had conducted independent and professional planning assessment of the application based on its own merits. The applicant had demonstrated that the proposed relaxation was technically feasible and would not compromise the original intention and design concept for the KTD area.

49. In response to three Members' requests for more details of on the review of the planning in the KTD area, Mr Stephen C.Y. Chan explained that the study undertaken by CEDD was conducted for the entire KTD area, which aimed to comprehensively review the planning and development restrictions of the KTD area with a view to examine the possibility of increasing the office and housing land supply. Detailed technical assessments were conducted for the application sites in stage one of the study, which confirmed that the development restrictions of the application sites could be slightly relaxed. The Secretary

supplemented that whilst the full recommendations of the study had yet to be released, detailed technical assessments on individual sites was being conducted to ascertain each proposal for minor relaxation of the development restrictions was technically feasible prior to the submission of the applications to the Board for consideration. Mr Stephen C Y Chan further advised that the study was estimated to be completed by mid-2014. As the application sites were included in the 2013-14 land sale programme, the current application was submitted to the Committee for consideration in order to meet the land sale programme. The Chairman supplemented that subject to the findings and recommendations of the study, other proposals would be submitted to the Committee for consideration in due course.

Deliberation Session

50. In response to a Member's query on whether the approval of the application would set an undesirable precedent for similar proposals for private developments, the Secretary responded that the Town Planning Board (the Board) had thoroughly discussed this issue during the consideration of a similar application (No. A/TKO/94) in Tseung Kwan O. Noting that the Government was committed to, inter alia, suitably increase development intensity on unleased and unallocated residential sites as far as allowable in planning terms to increase housing supply in the Chief Executive's 2013 Policy Address, the Board established that minor relaxation of development restrictions to increase housing supply at land sale sites, the revenue of which would be in the public purse and used for public purposes, could be considered as a public planning gain and could be approved.

51. 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 22.11.2017, 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 provision of fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board; and

(b) the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board.”

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

- “(a) to note the comments of the Director of Leisure and Cultural Services that the individual sites shall be self-sufficient so that all requirements necessary for their development including emergency vehicular access or other means of escape must be provided within individual sites and the adjoining “Open Space” sites shall not be affected;
- (b) the future developer(s) should have due regard to the design and façades of the building blocks so as to mitigate the visual impact as far as practicable; and
- (c) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD) that:
 - (i) in accordance with the Government's committed policy to implement building design to foster a quality and sustainable built environment, the sustainable building design requirements (including building separation, building setback and greenery coverage) should be included, where possible, in the conditions in the planning approvals;
 - (ii) the status of the intervening strips of lands in between the three sites and at the south-eastern side of these sites are not provided/indicated in the application;
 - (iii) if Roads L5, L4 (Muk On Street) and the lands mentioned in sub-paragraph (ii) above are streets vested in the Government and are maintained by the Highways Department, they may be regarded as specified streets under the Building (Planning) Regulation (B(P)R) 18A(3)(a)(i);
 - (iv) If the conditions in sub-paragraph (iii) above are affirmative and the specified streets are not less than 4.5m wide:

- the lot NKIL 6525 may be accepted as a Class C site under B(P)R 18A(1). On these assumptions, if the height of the building proposed on the site is over 61m, the permissible domestic plot ratio, non-domestic plot ratio, domestic site coverage and non-domestic site coverage under the First Schedule of B(P)Rs will respectively be 10, 15, 40% and 65%;
 - the lot NKIL 6526 may be accepted as a Class C site under B(P)R 18A(1). On these assumptions, if the height of the building proposed on the site is over 61m, the permissible domestic plot ratio, non-domestic plot ratio, domestic site coverage and non-domestic site coverage under the First Schedule of B(P)Rs will respectively be 10, 15, 40% and 65%;
 - if at least 60% of the boundary of the site abuts on the specified streets, the lot NKIL 6527 may be accepted as a Class C site under B(P)R 18A(1). On these assumptions, if the height of the building proposed on the site is over 61m, the permissible domestic plot ratio, non-domestic plot ratio, domestic site coverage and non-domestic site coverage under the First Schedule of B(P)Rs will respectively be 10, 15, 40% and 65%; and
- (v) Detailed comments under the BO can only be formulated at the building plan submission stage.

Agenda Item 16

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K22/15 Proposed Minor Relaxation of Maximum Plot Ratio, Building Height and Site Coverage Restrictions for Proposed Home Ownership Scheme Development in “Residential (Group B) 1” zone, Site 1G1 (B) at North Apron, Kai Tak Development
(MPC Paper No. A/K22/15)

52. The Secretary reported that the application was submitted by Hong Kong Housing Authority (HKHA) with AECOM as the consultant of the applicant. The following Members had declared interests in this item:

- | | |
|------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Mr K.K. Ling
as the Director of Planning | - being a member of the Strategic Planning Committee (SPC) and the Building Committee of HKHA |
| Ms Doris M.Y. Chow
as the Assistant Director of Lands Department | - being an assistant to the Director of Lands who was a member of HKHA |
| Mr Frankie W.P. Chou
as the Assistant Director of Home Affairs Department | - being a Chief Engineer of the Home Affairs Department, which Director was a member of the SPC and Subsidised Housing Committee of HKHA |
| Ms Julia M.K. Lau | - being a member of HKHA and Commercial Properties Committee and Tender Committee of HKHA and had current business dealing with AECOM |

Mr Dominic K.K. Lam - having current business dealings with HKHA and AECOM

Professor S.C. Wong having current business dealings with AECOM

Mr Patrick H.T. Lau having current business dealings with AECOM

53. The Committee noted that Mr Frankie W.P. Chou had tendered his apologies for being unable to attend the meeting and Mr Patrick H.T. Lau had already left the meeting. As Professor S.C. Wong had no direct involvement in this application, Members agreed that he could stay in the meeting. The Committee also considered that the interests of the other four Members were direct, and they should leave the meeting temporarily for this item. As the Chairman had to withdraw from the meeting, the Committee agreed that the Vice-chairman should take over to chair the meeting for this item.

[Mr K.K. Ling, Ms Doris M.Y. Chow, Ms Julia M.K. Lau and Mr Dominic K.K. Lam left the meeting at this point.]

Presentation and Question Sessions

54. With the aid of a Powerpoint presentation, Mr Stephen C.Y. Chan, STP/K, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application – the Chief Executive announced in the 2013 Policy Address that to facilitate the transformation of Kowloon East, the Government would review the planning of sites in the Kai Tak Development (KTD) area, and study the possibility of increasing office and housing supply without compromising the land supply from the area in the coming five years. The Civil Engineering and Development Department (CEDD) had completed the first stage of the study and recommended that the development restrictions for Site 1G1(B) (the application site) and Sites 1I1, 1I2, 1I3 (under a separate application No. A/K22/14 considered at the

same meeting) in the Grid Neighbourhood (GN) at the North Apron area could be slightly relaxed. The current application was to take forward the proposal to increase the development intensity for Site 1G1(B) for a Home Ownership Scheme (HOS) development;

- (b) the proposed minor relaxation of plot ratio (PR), building height (BH) and site coverage (SC) restrictions for permitted residential development:
 - (i) the PR, BH and SC restrictions for the site zoned “Residential (Group B) 1” were proposed to be increased from 5 to 6 from 80mPD to 100mPD and from 40% to 50% respectively for the proposed HOS development;
- (c) the proposed development comprised 3 housing blocks and 1 retail block with a total GFA of 34,260m² accommodating not more than 680 flats. Carparks would be provided underground. A 7.5m wide building setback was reserved along the north-eastern boundary of the site;
- (d) departmental comments – government bureaux/departments consulted generally had no objection to/no adverse comments on the application. Departmental comments were set out in paragraph 9 of the Paper as highlighted below:
 - (i) the Secretary for Development supported the application to enhance the development intensity of the site as it could increase the housing supply for the benefit of the community;
 - (ii) the Harbour Unit of the Development Bureau noted from the visual impact assessment (VIA) report that the proposed development would have slight adverse visual impact when viewed from the Metro Park (Vantage Point (VP)3). The future developer(s) of the concerned sites should have due regard to the design and façades of the building blocks so as to mitigate the visual impact as far as practicable;

- (iii) the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) considered the application acceptable as it would introduce more height variation which was conducive to the creation of a dynamic skyline cityscape along Station Square and the proposed building mass and building height at the site was not dissimilar to the nearby proposed building blocks when viewing from the vantage points;
 - (iv) from air ventilation perspective, CTP/UD&L, PlanD considered that the proposal was feasible on the grounds that the proposal would not create any blockages to the annual prevailing wind and the summer prevailing south-westerly wind. It was unlikely to cause adverse impact on the ventilation performance in the area particularly at the pedestrian level;
 - (v) from landscape planning perspective, CTP/UD&L, PlanD had no objection to the application noting that the applicant had confirmed that the proposed at-grade greening ratio of 20% would not be affected by the proposed increase in SC from 40% to 50%; and
 - (vi) the Kowloon City District Council (KCDC) and Area Committee Members had no particular comment on the application;
- (e) during the first three weeks of the statutory publication period, 13 public comments were received. The comments were summarised in paragraph 10 of the Paper and highlighted below:
- (i) 4 comments supported the application as the proposal could help solve the problem of shortage in affordable housing. One of the commenter also suggested that Air Ventilation Assessment should be conducted to address the public's concern and achieve better living quality;

- (ii) 8 comments objected to the application mainly on the grounds that the proposal deviated from the original planning intention and the Government should implement KTD as fast as possible and avoid re-opening debates due to the re-planning or variation in the overall planning of KTD; the proposed changes in development parameters were considered not minor in nature; the proposed increase in development intensity would induce adverse impacts on the environment, traffic, air ventilation, visual and provision of government, institution or community and leisure facilities that relevant assessments should be provided; KTD should be developed with long-term vision and in a sustainable way; approval would set an undesirable precedent for similar proposals; and the public might not have sufficient time to express their views;

- (iii) one public comment from the landowner of NKIL 6516 and 6517 objected the application on the grounds that the proposal deviated from the original planning intention and urban design concept of Kai Tak; it would set an undesirable precedent for piecemeal planning; it was unfair as the current application was submitted shortly after the adjacent NKIL 6516 and 6517 were sold; and approval of the application would reduce the property value of the said lots; and

- (iv) the Harbourfront Commission's Task Force on Kai Tak Harbourfront Development (the Task Force) in general had no objection to the proposal. Noting that the Kai Tak OZP had gone through careful deliberation and rounds of public consultation, a member of the Task Force raised concern over the piecemeal approach adopted in changing the planning parameters of individual sites, and considered that an overall review of the potential changes in planning parameters and their cumulative impact on the whole KTD should be assessed. Another member of the Task Force considered that it would be desirable to have

greater flexibility in changing the planning parameters of development sites in KTD in response to the evolving public needs and aspirations; and

- (f) PlanD's views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. The planning intention for medium-density residential use would not be compromised. The building mass would not be incompatible with the developments in the surrounding areas. The townscape and neighbourhood environment would be preserved. It was anticipated that the proposal would not cause adverse impacts on the visual, greening requirement and air ventilation performance in the area. Various assessments had been conducted to demonstrate that the proposal was technically feasible on the traffic, infrastructural and environmental aspects. The current application to increase housing land supply (about 130 additional HOS flats) was in line with the Government's policy objective.

55. Members had no question on the application.

Deliberation Session

56. After 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 22.11.2017, 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 provision of fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board; and
- (b) the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board.”

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

- “(a) to note the comments of the Director of Leisure and Cultural Services that the individual sites shall be self-sufficient so that all requirements necessary for their development including emergency vehicular access or other means of escape must be provided within individual sites and the adjoining “Open Space” sites shall not be affected; and

- (b) the future developer(s) should have due regard to the design and façades of the building blocks so as to mitigate the visual impact as far as practicable.”

[The Vice-chairman thanked Mr Stephen C.Y. Chan, STP/K, for his attendance to answer Members’ enquiries. He left the meeting at this point.]

Agenda Item 17

Any Other Business

57. There being no other business, the meeting closed at 10:40 a.m.