

TOWN PLANNING BOARD

Minutes of 533rd Meeting of the Metro Planning Committee held at 9:00 a.m. on 8.5.2015

Present

Director of Planning
Mr K.K. Ling

Chairman

Mr Roger K.H. Luk

Vice-chairman

Ms Julia M.K. Lau

Mr Clarence W.C. Leung

Mr H.W. Cheung

Dr Wilton W.T. Fok

Mr Patrick H.T. Lau

Mr Stephen H. B. Yau

Mr Frankie W.C. Yeung

Dr Lawrence W.C. Poon

Chief Traffic Engineer/Kowloon,
Mr Wilson W. S. Pang

Chief Engineer (Works), Home Affairs Department
Mr Martin W.C. Kwan

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

Assistant Director (R1), Lands Department
Ms Doris M.Y. Chow

Deputy Director of Planning/District
Mr Raymond K.W. Lee

Secretary

Absent with Apologies

Professor P.P. Ho

Mr Laurence L.J. Li

Ms Bonnie J.Y. Chan

Mr Sunny L.K. Ho

Mr Dominic K.K. Lam

In Attendance

Assistant Director of Planning/Board
Miss Fiona S.Y. Lung

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

Town Planner/Town Planning Board
Ms Sincere C.S. Kan

Agenda Item 1

Confirmation of the Draft Minutes of the 532nd MPC Meeting held on 17.4.2015

[Open Meeting]

1. The Secretary reported that typographical errors were found in paragraph 73 of the draft minutes and it was proposed to revise the paragraph as follows:

“73 The Committee noted that the applicant’s representative requested on 14.4.2015 for deferment of the consideration of the application ~~for two months~~ in order to allow time for preparation of further information within April to address the comments from government departments and to provide supporting information for clarification purpose. This was the first time that the applicant requested for deferment of the application.”

2. Typographical errors were also found in agenda item 12 of the draft minutes, i.e. the word “sewerage” should read as “sewage”. Moreover, a replacement page of the draft minutes (i.e. page 46) had been tabled at the meeting for Members’ information. The Committee agreed that the minutes of the 532nd MPC meeting held on 17.4.2015 were confirmed subject to the incorporation of the above amendments.

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

Agenda Item 2

Matters Arising

[Open Meeting]

3. The Secretary reported that on 27.3.2015, the Committee approved a section 12A application No. Y/H15/10 on an application to rezone a site in Ap Lei Chau from “Industrial” to “Other Specified Uses (3)” annotated “Business”. The minutes of the 531st MPC meeting were confirmed at the meeting on 17.4.2015. Subsequently, a typographical error was found in paragraph 4 and it was proposed to revise the paragraph as follows:

“4. Members considered that the interest of Ms Julia M.K. Lau was direct, and

she should leave the meeting temporarily for this item. Members noted that ~~Ms Julia Lau~~, Mr Dominic K.K. Lam and Mr Patrick H.T. Lau had no involvement in the application and agreed that they could stay in the meeting. Members also noted that Ms Lau, Mr Lam and Mr Lau had not yet arrived to join the meeting.”

Tsuen Wan and West Kowloon District

Agenda Item 3

Section 16 Application

[Open Meeting]

A/DPA/TW-CLHFS/1 Proposed Low-density Residential Development, Land Filling and Excavation in “Unspecified Use” zone, Lot Nos. 385, 386RP, 387, 388, 389, 392, 394, 395, 396, 400 and 404 (part) in D.D.433 and adjoining Government Land, Route Twisk, Chuen Lung, Tsuen Wan
(MPC Paper No. A/DPA/TW-CLHFS/1)

4. The Secretary reported that Environ Hong Kong Ltd. (Environ) was one of the consultants of the applicant. Ms Julia M.K. Lau and Mr Dominic K.K. Lam, who had current business dealings with Environ, had declared interests in this item. Members noted that Ms Julia M.K. Lau had not arrived at the meeting yet and Mr Dominic K.K. Lam had tendered apology for being unable to attend the meeting.

5. The Committee noted that the applicant had requested on 15.4.2015 for deferment of the consideration of the application for two months in order to allow time to prepare further information to address the comments of government departments and the public. This was the applicant’s first request for deferment.

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

[Dr Wilton W.T. Fok arrived to join the meeting at this point.]

Agenda Item 4

Section 16 Application

[Open Meeting]

A/K3/562 Proposed Shop and Services and Minor Relaxation of Plot Ratio in
"Residential (Group A)" zone, G/F (portion), 4/F, 5/F, 6/F & 7/F,
Prosperity Building, J/O Nos. 59A-61C Tung Choi Street and Nos.
6A-6E Nelson Street, Mong Kok

(MPC Paper No. A/K3/562B)

7. The Committee noted that the applicant had requested on 23.4.2015 for deferment of the consideration for two months in order to allow time to prepare the supplementary information. This was the applicant's third request for deferment.

8. 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. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise that two months were allowed for preparation of the submission of the further information. Since this was the third deferment of the application and a total of six months had been allowed, no further deferment would be granted unless under very special circumstances.

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

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K3/566 Proposed Office in “Residential (Group E)” zone, Nos. 1125 to 1127
Canton Road, Mong Kok
(MPC Paper No. A/K3/566)

Presentation and Question Sessions

9. With the aid of a Powerpoint presentation, Ms Michelle M.S. Yuen, STP/TWK, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) proposed office;
- (c) departmental comments – departmental comments were set out in paragraph 8 of the Paper. Concerned government departments had no adverse comment on or no objection to the application;
- (d) during the first three weeks of the statutory publication period, no public comment was received. No local objection was received by the District Officer (Yau Tsim Mong); and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 10 of the Paper. All concerned government departments had no adverse comment on or no objection to the application.

10. The Vice-chairman asked about the differences between the current application

and the previous three applications. In response, Ms Michelle M.S. Yuen, STP/TWK, said that application No. A/K3/508 involved the conversion of the 1/F to 7/F of the subject building for office use, while application No. A/K3/533 involved the wholesale conversion of the subject building for hotel use with shop and services use at G/F and 1/F, and office use at the upper floors. The last previous application No. A/K3/559 involved the wholesale conversion of the subject building for hotel use with shop and services use at G/F. Both applications No. A/K3/533 and A/K3/559 were still valid.

Deliberation Session

11. The Vice-chairman questioned whether the applicant had a clear intention for the redevelopment plan of the subject building as applications for various uses had been submitted. Given an application for extension of time for commencement was approved for application No. A/K3/533 and its only difference with the current application was solely the use of the G/F and 1/F, he enquired whether a fresh application was needed. It was explained that the applicant had intended to implement the approved development under application No. A/K3/533. However, given the limitations on available space and floor loading of the subject building, it was impracticable for the applicant to provide a larger water tank to meet the fire service installation requirement for the proposed hotel with shop and services use at the G/F and 1/F. The applicant therefore proposed to change the proposed uses of the G/F and 1/F to 'office' in the current application such that only a smaller sprinkler water tank would be needed.

12. 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 8.5.2019, 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 and water supplies for fire fighting to the satisfaction of the Director of Fire Services or of TPB;
- (b) the submission of a sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of TPB; and

- (c) the implementation of the local sewerage upgrading/sewerage connection works identified in the sewerage impact assessment in planning condition (b) above to the satisfaction of the Director of Drainage Services or of TPB.”

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

- “(a) to note the comments of the District Lands Officer/Kowloon West, Lands Department (LandsD) that the owner has to apply to his office for a lease modification/waiver. However, there is no guarantee that the lease modification/waiver application will be approved. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event any such application is approved, it would be subject to such terms and conditions including, among others, the payment of premium/waiver fee and administrative fee as may be imposed by LandsD;
- (b) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) that the applicants are required to appoint an Authorised Person and a Registered Structural Engineer to submit plans to demonstrate compliance with the Buildings Ordinance and its allied regulations, including (but not limited to):
 - (i) based on the information provided in the planning statement for proposed conversion, the site coverage of the building has exceeded the limit under Building (Planning) Regulation (B(P)R) 20. Modification of site coverage under B(P)R would be favourably considered upon application at the building plan submission stage;
 - (ii) natural lighting and ventilation should be provided to the office and lavatories in accordance with B(P)Rs 30, 31, 32 and 36;
 - (iii) provision of adequate means of escape in compliance with the Code of Practice for Fire Safety in Buildings 2011 (FS Code);

- (iv) provision of adequate fire resisting construction (including the fire separation between buildings) in compliance with the Building (Construction) Regulation 90 and FS Code;
 - (v) provision of access and facilities for persons with a disability in compliance with B(P)R 72 and the Design Manual: Barrier Free Access 2008; and
 - (vi) detailed comments will be given at the building plan submission stage;
- (c) to note the comments of the Director of Environmental Protection that the applicants/Authorized Persons should select a proper location for fresh-air intake of the air conditioning system during detailed design stage to avoid exposing future occupants under unacceptable environmental nuisances/impacts, and 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; and
- (d) to note the comments of the Director of Fire Services that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans. The applicants should be reminded to observe the requirements of emergency vehicular access as stipulated in Section 6, Part D of FS Code which is administered by BD.”

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

[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 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K4/65 Proposed Minor Relaxation of Building Height Restriction for Permitted Public Housing Development in “Residential (Group A) 1” zone, Shek Kip Mei Estate (Phase 6), Shek Kip Mei

(MPC Paper No. A/K4/65)

14. The Secretary reported that the application was submitted by the Hong Kong Housing Authority (HKHA), with Kenneth To & Associates Ltd. (KTA) and Ove Arup & Partners Hong Kong Ltd. (ARUP) as the two consultants of the applicant. The following Members had declared interests in this item:

- | | |
|---|---|
| Mr K.K. Ling
(the Chairman)
<i>as the Director of Planning</i> | - being a member of the Strategic Planning Committee and the Building Committee of HKHA; |
| Mr Martin W.C. Kwan
<i>as the Chief Engineer
(Works) of the Home Affairs
Department</i> | - being an alternate member for the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA; |
| Ms Doris M.Y. Chow
<i>as the Assistant Director
(Regional 1) of the Lands
Department</i> | - being an alternate member for the Director of Lands who was a member of HKHA; |
| Ms Julia M.K. Lau | - being a member of the Commercial Properties Committee and the Tender Committee of HKHA; |
| Professor P.P. Ho | - being a member of the Building Committee of HKHA and having current business dealings with ARUP; |
| Mr Patrick H.T. Lau
Mr Dominic K.K. Lam | } having current business dealings with HKHA, KTA and ARUP; and |
| Dr Lawrence W.C. Poon | - his spouse being the employee of the Housing Department (HD). |

15. Members noted that Ms Julia M.K. Lau had not arrived at the meeting yet, and

Professor P.P. Ho and Mr Dominic K.K. Lam had tendered apologies for being unable to attend the meeting. As the interests of Mr K.K. Ling, Mr Martin K.C. Kwan, Ms Doris M.Y. Chow and Mr Patrick H.T. Lau were direct, the Committee agreed that they should be invited to leave the meeting temporarily. The Committee considered that the interest of Dr Lawrence W.C. Poon was indirect as his spouse had no involvement in this application and agreed that he could stay in the meeting. The Vice-chairman took over the chairmanship of the meeting at this point.

[Mr K.K. Ling, Mr Martin K.C. Kwan, Ms Doris M.Y. Chow and Mr Patrick H.T. Lau left the meeting temporarily at this point.]

Presentation and Question Sessions

16. With the aid of a Powerpoint presentation, 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) proposed minor relaxation of building height restriction for proposed public housing redevelopment;
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. Concerned government departments had no adverse comment on or no objection to the application;
- (d) during the first three weeks of the statutory publication period, two public comments supporting the application were received. No local objection was received by the District Officer (Sham Shui Po); and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. All concerned government departments had no adverse comment on or no objection to the application.

17. The Vice-chairman asked if the overall layout of the proposed public housing redevelopment in Drawing A-2 of the Paper had already taken into account the land swap with the Shek Kip Mei Health Centre (SKMHC). In response, Mr Philip Y.L. Chum, STP/TWK, answered in affirmative and further said that in designing the redevelopment proposal and conducting technical assessments, the applicant had considered the scenarios with and without the reprovisioning of the existing SKMHC. HD had liaised closely with the Food and Health Bureau regarding the interface of the redevelopment proposal with the reprovisioning of SKMHC.

18. The Vice-chairman further asked whether the development parameters of the redevelopment proposal were calculated based on the site area before or after the land swap. In response, Mr Philip Y.L. Chum said that the site area would remain almost the same before or after the land swap and the calculation was based on a net site area of 0.72 hectare.

Deliberation Session

19. 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 8.5.2019, 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 and implementation of landscape master plan and tree preservation proposals to the satisfaction of the Director of Planning or of TPB; and
- (b) The provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services (D of FS) or of the TPB.”

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

“To note the advice of D of FS that the requirements of emergency vehicular access stipulated in the Code of Practice for Fire Safety in Buildings 2011 which is administered by the Buildings Authority shall be observed.”

[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 K.K. Ling, Mr Martin K.C. Kwan, Ms Doris M.Y. Chow and Mr Patrick H.T. Lau returned to join the meeting at this point.]

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

Hong Kong District

Agenda Item 7

Section 12A Application

[Open Meeting (Presentation and Question Sessions only)]

Y/H20/2 Application for Amendment to the Approved Chai Wan Outline Zoning Plan No. S/H20/21, Rezoning the Application Site from "Industrial" zone to "Other Specified Uses" annotated "Columbarium", 50 Ka Yip Street, Chai Wan
(MPC Paper No. Y/H20/2)

21. The Secretary reported that the application was submitted by Kerry Warehouse (Chai Wan) Ltd., a subsidiary of Kerry Properties (HK) Ltd. (KPL), with Urbis Ltd. (Urbis) and Mott MacDonald Hong Kong Ltd. (MMHK) as two of the consultants of the applicant. Mr Dominic K.K. Lam, who had current business dealings with KPL, Urbis and MMHK, had declared an interest in this item. Members noted that Mr Dominic K.K. Lam had tendered apology for being unable to attend the meeting.

22. The Secretary also reported that on the date of the meeting, a petition letter from members of the Legislative Council and the Eastern District Council was received requesting the Committee not to approve the deferral of the application on the ground that the applicant was intended to delay the consideration of the application. The Secretary explained that this was the first time that the applicant requested for deferment of the application on the ground that more time was required by the applicant to prepare further information to address

departmental comments. As the deferral request complied with the relevant Town Planning Board Guidelines, it would normally be approved by the Committee.

23. The Committee noted that the applicant had requested on 1.5.2015 for deferment of the consideration of the application for three months in order to allow time for discussion with the relevant government departments and prepare the necessary responses and further information. This was the applicant's first request for deferment.

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

Agenda Item 8

Section 16 Application

[Open Meeting]

A/H8/425 Proposed Minor Relaxation of Building Height Restriction for Commercial Development in "Commercial/Residential" zone, 704-730 King's Road & 201-227 Tsat Tsz Mui Road, Quarry Bay
(MPC Paper No. A/H8/425)

25. The Secretary reported that Kenneth To & Associates Ltd. (KTA), Ove Arup & Partners Hong Kong Ltd. (ARUP), and Environ Hong Kong Ltd. (Environ) were three of the consultants of the applicant. The following Members had declared interests in this item:

Mr Patrick H.T. Lau - having current business dealings with KTA and ARUP;

- Mr Dominic K.K. Lam - having current business dealings with KTA, ARUP and Environ;
- Ms Julia M.K. Lau - having current business dealings with Environ; and
- Professor P.P. Ho - having current business dealings with ARUP.

26. Members noted that Professor P.P. Ho and Mr Dominic K.K. Lam had tendered apologies for being unable to attend the meeting. As the applicant had requested for a deferral of the consideration of the application and Mr Patrick H.T. Lau and Ms Julia M.K. Lau had no involvement in the application, the Committee agreed that they could stay in the meeting.

27. The Committee noted that the applicant had requested on 22.4.2015 for deferment of the consideration of the application for two months in order to allow time to prepare further information in response to the departmental comments. This was the applicant's first request for deferment.

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

Agenda Item 9

Section 16 Application

[Open Meeting]

A/H9/74 Proposed Flat, Shop and Services in “Residential (Group A)” zone and an area shown as ‘Road’, 6 Shau Kei Wan Main Street East, Shau Kei Wan

(MPC Paper No. A/H9/74A)

29. The Committee noted that the applicant had requested on 20.4.2015 for deferment of the consideration of the application for two months in order to allow time to prepare further information, including an Air Quality Impact Assessment, to address the comments of relevant government departments. This was the applicant’s second request for deferment.

30. 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. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. Since this was the second deferment of the application and a total of four months had been allowed, no further deferment would be granted unless under very special circumstances.

[Mr Tom C.K. Yip, District Planning Officer/Kowloon (DPO/K) and Ms Sandy S.K. Ng, Senior Town Planner/Kowloon (STP/K), were invited to the meeting at this point.]

Kowloon District

Agenda Item 10

[Open Meeting (Presentation and Question Sessions Only)]

Draft Planning Brief for the “Comprehensive Development Area” Site in Diamond Hill

(MPC Paper No.3/15)

31. The Secretary reported that this item involved a “Comprehensive Development Area” (“CDA”) site for a proposed public housing development (including public rental housing and Home Ownership Scheme) 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:

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|---|---|
| Mr K.K. Ling
(the Chairman)
<i>as the Director of Planning</i> | - being a member of the Strategic Planning Committee and the Building Committee of HKHA; |
| Mr Martin W.C. Kwan
<i>as the Chief Engineer
(Works) of the Home Affairs
Department</i> | - being an alternate member for the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA; |
| Ms Doris M.Y. Chow
<i>as the Assistant Director
(Regional 1) of the Lands
Department</i> | - being an alternate member for the Director of Lands who was a member of HKHA; |
| Ms Julia M.K. Lau | - being a member of the Commercial Properties Committee and the Tender Committee of HKHA; |
| Professor P.P. Ho | - being a member of the Building Committee of HKHA; |
| Mr Patrick H.T. Lau | } having current business dealings with HKHA; and |
| Mr Dominic K.K. Lam | |
| Dr Lawrence W.C. Poon | - his spouse being the employee of HD. |

32. Members noted that Professor P.P. Ho and Mr Dominic K.K. Lam had tendered

apologies for being unable to attend the meeting. As the interests of Mr K.K. Ling, Mr Martin K.C. Kwan, Ms Doris M.Y. Chow, Ms Julia M.K. Lau and Mr Patrick H.T. Lau were direct, the Committee agreed that they should be invited to leave the meeting temporarily. The Committee considered that the interest of Dr Lawrence W.C. Poon was indirect as his spouse had no involvement in the proposed public housing development and agreed that he could stay in the meeting. The Vice-chairman took over the chairmanship of the meeting at this point.

[Mr K.K. Ling left the meeting and Mr Martin K.C. Kwan, Ms Doris M.Y. Chow, Ms Julia M.K. Lau and Mr Patrick H.T. Lau left the meeting temporarily at this point.]

Presentation and Question Sessions

33. With the aid of a Powerpoint presentation, Ms Sandy S.K. Ng, STP/K, presented the draft Planning Brief (PB) for the “CDA” site in Diamond Hill as detailed in the Paper and covered the following main points:

Background

- (a) the site was bounded by Lung Cheung Road to the north and Choi Hung Road to the south, and was to the immediate south of MTR Diamond Hill Station. At present, majority of the site was the MTR works area for the construction of the Shatin to Central Link (SCL) Diamond Hill Station;
- (b) the site was previously a squatter area and was cleared between 1990s and early 2000s. The site was rezoned to “CDA” in 1993;
- (c) the Planning Department (PlanD) and HD worked out different development options between 2010 and 2014 for consultation with the Wong Tai Sin District Council (WTSDC) and the local residents/stakeholders. Taking into account the comments received, a revised development option had been adopted as the basis in the formulation of the planning principles and requirements in the draft PB;

The Proposed Development

- (d) the site was intended to be developed in a comprehensive manner for a public housing development (including public rental housing and Home Ownership Scheme) with a water feature park, a landscaped walk with a cultural theme and Government, institution and community (GIC) facilities (including the religious facilities and public transport interchange (PTI)) at the western, northern and eastern parts of the site respectively;

Development Parameters

- (e) the site had a gross site area of about 7.18 hectares, within which a net site area of about 2.83 hectares was for public housing development at a maximum plot ratio (PR) of 7.7 and a total gross floor area (GFA) of 217,910m² with retail and commercial facilities not less than 8,000m²;
- (f) the water feature park had a net site area of about 1.64 hectares and involved the reinstatement of three historic buildings/structures, including the Old Pillbox, portions of the Former Royal Air Force Hangar and the Stone House. The landscaped walk linking the water feature park with the religious facilities in the east had a net site area of about 1.14 hectares and largely covered areas above the SCL Diamond Hill Station;
- (g) the religious facilities had a net site area of about 0.8 hectare with a maximum GFA of 25,000m² and a maximum building height (BH) of 4 storeys excluding basement;
- (h) the PTI had a net site area of about 0.77 hectare which was for the reprovisioning of the San Po Kwong Public Transport Terminus at Sze Mei Street;

Urban Design Requirement

- (i) a number of urban design considerations should be adopted for the future

development on the site. These included the adoption of stepped BH profile and the provision of air paths. Having regard to the maximum BH of the surrounding developments, a stepped BH profile with a maximum BH of 140mPD and 120mPD for the northern and southern portions of the proposed public housing development respectively should be adopted within the site. On air ventilation, three air paths along Choi Hung Road, Tai Yau Street and Sze Mei Street should be preserved;

Landscape Requirement and Tree Preservation

- (j) a Landscape Master Plan had to be submitted at the planning application stage. An overall target of 30% greenery based on the net site area for the public housing development should be adopted, and a minimum of 3 trees per 100m² of the total green coverage should be provided;

Pedestrian Connection

- (k) major connections include i) underground pedestrian link connecting the SCL Diamond Hill Station to the proposed GIC building at Sze Mei Street to the south; ii) footbridges connecting the site to Hollywood Plaza and Nan Lian Garden to the north; and iii) footbridges stemming from the water feature park to the Kai Tak River section opposite to Choi Hung Road Playground to the south-west;

Other Technical Assessment Requirements

- (l) the applicant was also required to submit a visual impact assessment, an air ventilation assessment, a traffic impact assessment, an environmental assessment, a sewerage impact assessment and a drainage impact assessment at the planning application stage; and

Way Forward

- (m) subject to the Committee's agreement, PlanD would consult WTSDC on

the draft PB. The views collected together with the revised planning brief incorporating the relevant comments, where appropriate, would be submitted to the Committee for further consideration and endorsement.

[Mr Frankie W.C. Yeung arrived to join the meeting at this point.]

34. A Member asked which would be the responsible party for the development of the proposed religious facility, whether it would be an extension from Chi Lin Nunnery and Nan Lian Garden, and whether such use was required in this locality given that there were religious institutions in the district. In response, Mr Tom C.K. Yip, DPO/K, said that with the policy support of the Home Affairs Bureau (HAB), the religious facility was proposed to be a Confucius Temple to be developed by the Confucian Academy. He explained that Chi Lin Nunnery together with Nan Lian Garden to the northeast of the site was a Buddhist temple; Wong Tin Sin Temple to the northwest of the site was a Taoist Temple; and Confucius Temple worshipped Confucianism. As advocated by the local community, with the provision of Confucius Temple in Diamond Hill, Wong Tai Sin district would become the home to three religions which helped promote tourism development in the area. The development of Confucius Temple was also well supported by WTSDC and the local stakeholders during the consultation of the redevelopment option and had obtained policy support from HAB. HD would take the lead and work closely with the Confucian Academy to prepare a comprehensive Master Layout Plan (MLP) which would be submitted to the Committee for consideration. In formulating the development intensity of Confucius Temple, a low-rise and low density development was proposed in order to achieve a better synergy with Chi Lin Nunnery.

35. In view of the acute demand for public housing, a Member asked whether there were any constraints that the site could only accommodate the planned population and flat number as stipulated in the draft PB and queried if the proposed public housing development could be better integrated with the proposed PTI without the proposed religious use in-between. In response, Mr Yip said that the land use proposals of the site had taken into account the history of the area. Three historic buildings/structures within the site which was previously a squatter area comprising Tai Hom Village were proposed to be reinstated in the water feature park at the western part of the site. The water feature park was located next to Choi Hung Road Playground and could signify the head of Kai Tak River, which could

enhance this portion of the site as a recreational spot in the area. The location of the water feature park could also serve as an air ventilation corridor. Since the prevailing wind directions of the area were north and east, the wide air path along Choi Hung Road should therefore be preserved in order to maintain the local wind environment. Housing development on the western portion of the site might block the air path and have an adverse air ventilation impact. For the eastern portion of the site, it was constrained by the existing flyovers and could not be used for housing development. A PTI was therefore proposed to be located underneath the flyover to fully utilise the land resource and allow direct access to Choi Hung Road. Regarding the site proposed for religious use, a low rise development was in keeping with the character of the surrounding area, particularly Chi Lin Nunnery. Moreover, the landscaped walk with a cultural theme was proposed atop the SCL Diamond Hill Station where topside development would be constrained. The remaining developable area of the site would be for housing development. In determining the development intensity of the proposed public housing development, a maximum PR of 7.7 had been adopted to fully utilise the development potential of the area. He particularly pointed out that the land use proposals of the site were the result of an extensive consultation over a long period with the local stakeholders.

36. A Member asked about the PR of the entire site. In response, Mr Yip said that the site had an area of 7.18 hectares with a permitted maximum GFA of 314,700m² which was incorporated into the Outline Zoning Plan (OZP) in 2000 based on a different development option with no provision of public open space and religious facilities. Based on the current proposal, the total GFA of the site would be 242,910m² (excluding the PTI), and the PR would be around 3.4.

37. The Member further asked whether PlanD and HD had conducted a study to investigate the maximum GFA, flat number and planned population that could be accommodated within the site, noting the various site constraints, such as the need for provision of recreational facilities and traffic capacity. This Member said that it was understandable that local views would have to be taken into account when formulating the land use proposals for the site, but there was a strong demand for housing land supply. In response, Mr Yip said that having regard to the maximum BH of 120mPD for developments in San Po Kong Business Area to the south and 160mPD of Galaxia to the north, a stepped BH profile with a maximum building of 140mPD and 120 mPD for the proposed public

housing development was proposed. The proposed PR of the public housing development was comparable to the maximum PR of the “R(A)” zone which was intended for high-density residential development. Based on the current land use proposals, there should be no adverse impact on traffic and infrastructural capacity. Moreover, instead of utilising the site entirely for residential development, a more balanced development with provision of public open space and religious facilities was preferred by the local community.

38. The Member further asked if the portion of site reserved for public housing development could be enlarged, and whether the enlarged site would be subject to constraints on traffic and infrastructural capacity. In response, Mr Yip said that if the land use proposals of the site were to be revised, it might have possible adverse visual or air ventilation impacts on the surrounding areas, and would deviate from the local aspirations. With the current proposed population of 12,000, relevant traffic improvement measures, such as widening of Choi Hung Road, would be required. Since the planning of the “CDA” site was still at a preliminary stage, detailed technical assessments had not been conducted yet.

39. Another Member asked about the major land uses of the development option adopted in 2000 with a maximum GFA of 314,700m². In response, Mr Yip said that the development option at that time was mainly for commercial and residential developments. However, there had been many changes over the years, including different spare capacity of the traffic network and infrastructure, increasing demand for public open space and recreational facilities, and different aspirations on BH and air ventilation. The Member said that since the site was served by SCL, the additional 12,000 population could be well served by this new railway. This Member concurred with the view that the site should be better utilised for housing development and asked if it was necessary to reserve a major part of the site for religious use and the water feature park.

40. A Member asked if the proposed layout of the site could be revised so as to extend the landscaped walk with a cultural theme to the proposed PTI which could provide a continuous pedestrian connection within the site.

41. In response, Mr Yip said that PlanD would relay Members’ views/comments to HD, including the need to optimise the development intensity of the proposed public housing development, to facilitate their preparation of the MLP at a later stage. HD was also

currently working closely with the Confucius Academy regarding the opportunity of providing a continuous pedestrian connection between the SCL Diamond Hill Station and the proposed PTI.

42. The Vice-chairman said that the development of the site was constrained by the air path to its west and the entrance of the Tate Cairn Tunnel to its east, and asked the Secretary to advise Members on the way forward. In response, the Secretary said that the site was zoned “CDA” on the OZP. The current conceptual plan only served to indicate the types of land uses within the site as agreed in the previous rounds of consultation with the local stakeholders. Subject to further consultation with WTSDC, the draft PB might be revised for the consideration and endorsement by the Committee. Once endorsed, it would guide the MLP submission for the future development of the site. Members’ comments could be further addressed at the preparation stage of the MLP, and a section 16 application together with the MLP would be submitted by HD to the Committee for consideration in due course.

Deliberation Session

43. After deliberation, the Committee decided to agree that the draft PB was suitable for consultation with WTSDC. The views collected together with the revised PB incorporating the relevant comments, where appropriate, would be submitted to the Committee for further consideration and endorsement.

[The Chairman thanked Mr Tom C.K. Yip, DPO/K, for his attendance to answer Members’ enquiries. He left the meeting at this point.]

[Mr Martin K.C. Kwan, Ms Doris M.Y. Chow, Ms Julia M.K. Lau and Mr Patrick H.T. Lau returned to join the meeting at this point.]

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K13/296 Shop and Services in “Other Specified Uses” annotated “Business” zone,
Unit 1A, G/F, Wing Fat Industrial Building, 12 Wang Tai Road,
Kowloon Bay
(MPC Paper No. A/K13/296)

Presentation and Question Sessions

44. With the aid of a Powerpoint presentation, Ms Sandy S.K. Ng, STP/K, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) shop and services under application;
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. Concerned government departments had no adverse comment on or no objection to the application;
- (d) during the first three weeks of the statutory publication period, one supportive public comment was received. No local objection was received by the District Officer (Kwun Tong); and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. The applied use complied with the Town Planning Board Guidelines No. 22D on Development within the “Other Specified Use” annotated “Business” zone. All concerned government departments had no adverse comment on or no objection to the application.

45. Members had no question on the application.

Deliberation Session

46. 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 was subject to the following conditions:

- “(a) the submission and implementation of the proposal for fire safety measures, including the provision of a means of escape completely separated from the industrial portion of the subject industrial building and fire service installations and equipment at the premises within six months from the date of the approval to the satisfaction of the Director of Fire Services or of TPB by 8.11.2015; 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.”

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

- “(a) prior planning permission should have been obtained before commencing the applied use at the premises;
- (b) to note the comments of the Director of Fire Services to comply with the Code of Practice for Fire Safety in Buildings administered by the Building Authority (BA) and pay attention to the Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises, and to provide fire service installations and equipment for adjoining Unit 1; and
- (c) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) to appoint an Authorized Person to ensure any building works/alterations and additions works/change of use are in compliance with the Buildings Ordinance (BO), in particular:

- (i) the provision of adequate means of escape for the application premises in accordance with Building (Planning) Regulation (B(P)R) 41(1) and the Code of Practice for Fire Safety in Buildings 2011 (FS Code);
- (ii) the application premises should be separated from the remaining portion of the building by fire barriers of adequate fire resistance rating pursuant to Building (Construction) Regulation 90 and the FS Code;
- (iii) the provision of access and facilities for persons with a disability in accordance with B(P)R 72 and Design Manual: Barrier Free Access 2008;
- (iv) for unauthorized building works (UBW) erected on private land/buildings, enforcement action may be taken by BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any UBW on the application premises under the BO;
- (v) the applicant should pay attention to Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers PNAP APP-47 that BA has no powers to give retrospective approval or consent for any UBW; and
- (vi) If the application premises is formed from partitioning out from the original approved Unit 1, the means of escape and provision of disability etc, of the remaining portion should not be affected.”

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

Agenda Item 12

Any Other Business

48. There being no other business, the meeting closed at 10:30 a.m..