

TOWN PLANNING BOARD

Minutes of 550th Meeting of the Metro Planning Committee held at 9:00 a.m. on 22.1.2016

Present

Director of Planning
Mr K. K. Ling

Chairman

Mr Roger K.H. Luk

Vice-chairman

Ms Julia M.K. Lau

Mr H.W. Cheung

Mr Dominic K.K. Lam

Mr Patrick H.T. Lau

Assistant Commissioner for Transport (Urban),
Transport Department
Mr W. L. Tang

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

Principal Environmental Protection Officer (Metro Assessment),
Environmental Protection Department
Mr Ken Y.K. Wong

Assistant Director (Regional 1), Lands Department
Mr Simon S.W. Wang

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

Secretary

Absent with Apologies

Professor P.P. Ho

Mr Clarence W.C. Leung

Mr Laurence L.J. Li

Ms Bonnie J.Y. Chan

Dr Wilton W.T. Fok

Mr Sunny L.K. Ho

Mr Stephen H. B. Yau

Mr Frankie W.C. Yeung

Dr Lawrence W.C. POON

In Attendance

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

Chief Town Planner/Town Planning Board
Ms Lily Y. M. Yam

Town Planner/Town Planning Board
Ms Vienna Y.K. Tong

Agenda Item 1

Confirmation of the Draft Minutes of the 549th MPC Meeting held on 8.1.2016

[Open Meeting]

1. The draft minutes of the 549th MPC meeting held on 8.1.2016 were confirmed without amendments.

Agenda Item 2

Matters Arising

[Open Meeting]

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

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

Tsuen Wan and West Kowloon District

Agenda Item 3

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K1/251 Proposed Minor Relaxation of Site Coverage Restriction (from 15% to 24%) for Permitted Place of Recreation, Sports or Culture Use in “Other Specified Uses” annotated “Sports & Recreation Clubs” zone, Kowloon Cricket Club, Cox’s Road, Tsim Sha Tsui, Kowloon
(MPC Paper No. A/K1/251B)

3. The Secretary reported that Urbis Ltd. (Urbis) and Ramboll Environ Hong Kong Ltd. (Environ) were two of the consultants of the applicant. The following Members had declared interests in the item:

Ms Julia M.K. Lau	- having current business dealings with Environ
Mr Dominic K.K. Lam	- having past business dealings with Urbis and Environ

4. As Ms Julia M.K. Lau and Mr Dominic K.K. Lam had no involvement in the application, the Committee agreed that they could stay in the meeting.

5. The Committee noted that the applicant had submitted further information (FI) on 21.1.2016 providing clarification on the loading/unloading arrangement, which was tabled at the meeting. The Committee also noted that replacement pages (pages 3 and 22 of the Paper) reflecting the receipt of FI were tabled at the meeting.

Presentation and Question Sessions

6. 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) the proposed minor relaxation of site coverage (SC) restriction (from 15% to 24%) for permitted place of recreation, sports or culture use;
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. The Secretary for Home Affairs (SHA) supported the application and concerned government departments had no objection to or no adverse comment on the application;
- (d) during the first three weeks of the statutory publication period, a total of 155 public comments were received. The grounds of the public comments were summarised as follows:
 - (i) 15 comments supported the application on the grounds that the proposed development would provide additional sporting facilities to promote sport in the local community and for public use and provide an opportunity for the club to hold public events at all-weather conditions; it allowed more public participating hours of the additional sporting facilities and allowed a more efficient use of land by re-provisioning facilities indoor and utilizing underground spaces; and promoting sports activities to the ethnic minorities and children; and
 - (ii) 140 comments objected to the application mainly on the grounds of contravening the planning intention of the “Other Specified Uses” annotated “Sports and Recreation Clubs” (“OU(SRC)”) zone; degree of relaxation sought not minor, adequate provision of facilities to existing members; adequate provision of public sports and recreational facilities in Tsim Sha Tsui; causing environmental and traffic issues; loss of visual and landscape openness; the need to review the Private Recreational Leases (PRL); and setting of an undesirable precedent; 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 proposed development for sports recreation facilities with ancillary car parking facilities in a 6-storey recreation facility (including 3 levels of basement) could provide the much-needed sports facilities in a low-rise manner. There would not be any significant adverse impacts resulting from the proposed development. The minor relaxation of SC was considered acceptable, taking into account the individual merits and circumstances of the proposal. Relevant government departments consulted had no objection to or no adverse comments on the application and SHA supported the application. The technical concerns raised by concerned government departments could be addressed by approval conditions as recommended. Approval of the application would not set an undesirable precedent. Regarding the public comments, the planning assessment and comments of the relevant bureau and concerned government departments above were relevant.

Membership and Operation of the KCC

7. The Vice-chairman enquired on the number of members in KCC and whether there was any ceiling on the membership. He further asked whether there was any mechanism for the Government to scrutinize the extent of facilities to be provided within recreational clubs and whether there were other clubs with provision of indoor bowling green.

8. In response, Ms Michelle M.S. Yuen, STP/TWK, said that KCC had about 2,000 members. KCC had to seek the approval of the Home Affairs Bureau (HAB) and Lands Department (LandsD) for increasing its membership or facilities in the club in accordance with PRL. She continued to say that there were other recreational clubs in Hong Kong with bowling green and the one in Tsim Sha Tsui was an indoor facility.

9. The Chairman asked whether the applicant had provided any justifications on the proposed indoor ten-pin bowling facilities within a cricket club. In response, Ms Michelle M.S. Yuen said that the proposed building would accommodate an indoor bowling green, a

multi-function outdoor sports ground, a 10-pin bowling alley, an indoor sports hall, a gymnasium, and open game area with an ancillary car park. According to the Notes of the “OU(SRC)” zone on Tsim Sha Tsui Outline Zoning Plan (OZP), the proposed uses could be regarded as ‘Place of recreation, sports or culture’ use which was always permitted within the zone.

Car Parking Spaces

10. The Vice-chairman asked whether KCC had offered fee-paying car parking for the public and the number of existing and additional car parking spaces within the club upon the development of the new sports and recreational building. Ms Michelle M.S. Yuen said that she had no information on whether car parking at KCC was available for general public use. The club had an existing provision of 116 car parking spaces. With the proposed addition of 60 and deletion of 3 existing ones, there would be a total provision of 173 car parking spaces. The Transport Department (TD) considered the additional provision of 60 ancillary car parking spaces acceptable.

11. The Chairman asked for the utilisation rate of the existing car park. Ms Yuen said that the Traffic Impact Assessment conducted by the applicant found that the car park use had saturated. The Chairman further enquired whether KCC had provided any measures to encourage its members to use public transport facilities. In response, Ms Michelle M.S. Yuen said that the applicant had not provided any such information but stated that when the car park was full, there was space within the compound of the KCC to accommodate the waiting cars to prevent any tailing back along the road.

Proposed Layout and Greening

12. The Chairman asked PlanD to explain the various components within the entire KCC. By referring to Plan A-2 of the Paper, Ms Michelle M.S. Yuen said that the site was currently occupied by 4 major buildings i.e. (i) KCC main club building which was a Grade 2 historic building at Cox’s Road on the west; (ii) a 3-storey car park building adjacent to the club building; (iii) the club’s extension building at Jordan Path on the east; and (iv) a swimming pool building at the south-eastern corner of the site. There were two outdoor bowling green at the north, and a cricket field at the south. The proposal was to redevelop

one of the existing outdoor bowling greens as a multi-purpose sports and recreation building. In response to the Chairman's further enquiry on the amount of open area that would be left upon the development of the building, Ms Yuen said that the two existing bowling greens had a dimension of 36m x 36m each and with the development of the new building, there would be a corresponding deduction of open area of one bowling green.

13. A Member further asked PlanD to provide information on the net gain or net loss in green area upon development of the new building and enquired on the number of hours that the facilities of KCC were currently opened to the public. Ms Michelle M.S. Yuen said that while there would be a net loss of green area since the new building would be constructed on the existing green area, the development would maintain a 20% greening ratio with 10% at grade and with both horizontal and vertical greening. Besides, as proposed by the applicant, 2 trees would be felled and 8 trees would be planted as compensatory planting for the proposed felled trees with a ratio of not less than 1 to 1. In addition, the hours for public use of the facilities of KCC in the first half of 2013 were well above the 50-hour monthly minimum required under PRL.

Design and Building Height Restriction

14. A Member noted that there was an existing historic building within the club compound and asked whether there was any condition under PRL to control the design and disposition of developments within the club. Ms Michele M.S. Yuen said that KCC had to seek approval from HAB and LandsD for construction of additional buildings.

15. The same Member further asked whether there were any justifications provided by the applicant for proposing a building height (BH) of 15mPD for the new building, given that the height of some existing buildings within the club compound had already exceeded the height restriction. Ms Yuen said that the proposed BH complied with the restriction on the OZP.

16. In response to the Chairman's question, Ms Yuen, by referring to Drawing A-12 of the Paper, said that the indoor bowling green would be covered with synthetic grass while the multi-function outdoor sports ground with fencing at roof floor would provide for outdoor sports activities.

Deliberation Session

17. A Member had no objection to the application. The Vice-chairman also had no in-principle objection given that the much needed additional facilities were supported by the HAB. Whilst he did not see the opening up of the facilities for public use a planning merit, he raised concern that approval of the application would result in a reduction of green area in KCC. A Member also expressed support to the application but was of the view that the design of the new building should pay heed to the nearby historic building.

18. The Chairman recapitulated that the applicant sought planning permission for relaxation of SC restriction from 15% to 24% (i.e. +9% or 60% increase) for the proposed development. According to the applicant, the proposed SC of 24% also represented an increase of 5.67% (or 31%) from the existing SC of 18.33% of KCC. In considering applications for minor relaxation, the Committee would normally make reference to the SC restriction stipulated on the OZP rather than the SC of the existing development. The Secretary supplemented for Members' information that apart from the stated restriction on the OZP, the Committee would assess an application based on individual merits.

19. A Member in general had no objection to the increase in recreational facilities for the club but raised concern on whether the relaxation sought, which represented an increase of 60% of the stipulated restriction, could be considered as minor. Members noted that the overall SC for the KCC and Kowloon Bowling Green Club was 14.66% while that for KCC alone was 18.33%, and a maximum SC restriction of 15% was stipulated on the draft Tsim Sha Tsui OZP No. S/K1/23 for the two clubs to reflect and preserve their low-rise, low-density and existing open air character. There was however no restriction for the nearby United Services Recreation Club which was located within the Gun Club Hill Barracks a military site. As for the sports and recreation clubs at the junction of Gascoigne Road and Wylie Road within the "OU(SRC)" zone on the Yau Ma Tei OZP No. S/K2/22, they were only restricted to a maximum building height of 1 to 2 storeys and there was no SC control stipulated in the Notes of the zone.

20. Both the Chairman and the Vice-chairman considered that in assessing the application, apart from the percentage of SC sought, Members also needed to focus on the

impact that might be caused by the proposed development. The Chairman further said that as there was no SC control for other “OU(SRC)” zone on the Yau Ma Tei OZP, the approval of the application would not set a precedent for similar applications in the vicinity.

21. A Member considered the minor relaxation of SC sought acceptable as it was to facilitate the provision of additional recreational facilities. However, there was concern that the proposed development would result in a loss of green area as details on compensatory greening had not been provided. Should the application be approved, it should be subject to condition on provision of compensatory greening.

22. With regard to the loss of green area, Members noted that there were no details of planting on the roof floor except that a proposed green roof was mentioned in the landscape proposal. The Secretary supplemented that there would be two tennis courts on roof floor of the new building as shown on Drawing A-7 of the Paper. The Chairman said that the roof floor of the building would likely be hard paved.

23. A few Members considered that if the whole roof floor of the building could be turfed with natural grass, the loss of green area would be minimized. Two Members considered it technically feasible to provide natural grass on rooftop.

24. The Chairman summed up Members’ views that there was generally no objection to the application, the proposed use was in line with the planning intention of the “OU(SRC)” zone and the BH was within the restriction of 15mPD stipulated on the OZP. Nevertheless, to ensure that the loss of the existing green lawn was compensated due to the minor relaxation of SC restriction, Members agreed that an approval condition requiring the applicant to turf the whole roof floor of the proposed building with natural grass should be added.

25. 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 22.1.2020, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- “(a) the submission of an assessment of the impact of the construction and alteration works on the Kowloon Cricket Club Grade 2 historic building, and Kowloon Union Church Grade 1 historic building and the Manse of Kowloon Union Church Grade 3 historic building, and the implementation of appropriate protective and/or monitoring measures proposed therein, if any, before the commencement of works to the satisfaction of the Director of Leisure and Cultural Services;
- (b) the submission and implementation of tree preservation and landscape proposal including lawn grass planting proposal on the whole roof floor to the satisfaction of the Director of Planning or of the TPB;
- (c) the submission and implementation of the proposed car parking provision and traffic arrangement to the satisfaction of the Commissioner for Transport or of the TPB;
- (d) the submission of a revised sewerage impact assessment (SIA) to the satisfaction of the Director of Environmental Protection or of the TPB;
- (e) the implementation of the local sewerage upgrading/sewerage connection works identified in the SIA in planning condition (d) above to the satisfaction of the Director of Drainage Services or of the TPB;
- (f) the submission of a revised drainage impact assessment (DIA) to the satisfaction of the Director of Drainage Services or of the TPB;
- (g) the implementation of the flood mitigation measures proposed in the DIA in approval condition (f) above and any other stormwater drainage facilities to the satisfaction of the Director of Drainage Services or of the TPB; and
- (h) the provision of fire service installations and water supplies for fire fighting to the satisfaction of the Director of Fire Services or of the TPB.”

26. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix IV of the Paper.

[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.]

[Mr Martin W.C. Kwan arrived to join the meeting at this point.]

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K5/768 Proposed Comprehensive Development for Residential, Commercial and Government, Institution or Community Uses with Public Open Space Provision (Amendments to Approved Master Layout Plan (MLP)) in “Comprehensive Development Area” zone, Urban Renewal Authority Development Scheme Area at Hai Tan Street/Kweilin Street and Pei Ho Street, Sham Shui Po, Kowloon
(MPC Paper No. A/K5/768)

27. The Secretary reported that the application was submitted by Swiss Investments Ltd. which was a subsidiary of CK Hutchison (Holdings) Ltd. (CK Hutchison), and was related to an approved redevelopment scheme of the Urban Renewal Authority (URA). AECOM Asia Co. Ltd. (AECOM), LWK & Partners (HK) Ltd. (LWK), Ramboll Environ Hong Kong Ltd. (Environ) and Greg Wong & Associates Ltd. (GWA) were four of the consultants of the applicant. The following Members had declared interests in the item:

Mr K.K. Ling
(the Chairman)
as the Director of Planning

Dr Lawrence W.C. Poon



being non-executive directors of the Board of URA

Mr Laurence L.J. Li

- being non-executive director of the Board of URA; and having current business dealings with LWK

Mr Simon S.W. Wang
as the Assistant Director (Regional 1) of the Lands Department

- being an alternate member of the non-executive director of the Board of URA

Mr Stephen H.B. Yau

- being a member of the Wan Chai District Advisory Committee of URA

Professor P.P. Ho

- being a conservation consultant of URA; and having current business dealings with CK Hutchison and AECOM

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| Mr Patrick H.T. Lau | - having current business dealings with URA, CK Hutchison and AECOM |
| Ms Julia M.K. Lau | - having current business dealings with AECOM and Environ |
| Mr Dominic K.K. Lam | - having past business dealings with AECOM, Environ and GWA |

28. The Committee noted that Dr Lawrence W.C. Poon, Mr Laurence L.J. Li, Professor P.P. Ho and Mr Stephen H.B. Yau had tendered apologies for being unable to attend the meeting. The Committee considered that the interests of Mr K.K. Ling, Mr Simon S.W. Wang and Mr Patrick H.T. Lau were direct and agreed that they should be invited to leave the meeting temporarily. As Ms Julia M.K. Lau and Mr Dominic K.K. Lam had no involvement in the application, the Committee agreed that they could stay in the meeting. The Vice-chairman took over the chairmanship of the meeting at this point.

[Mr K.K. Ling, Mr Simon S.W. Wang and Mr Patrick H.T. Lau left the meeting temporarily at this point.]

Presentation and Question Sessions

29. 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 :

The Proposal

- (a) the application was for amendments to the Master Layout Plan (MLP) for a comprehensive development for residential, commercial and government, institution or community (GIC) uses with public open space (POS) provision at Hai Tan Street/Kweilin Street and Pei Ho Street (the site) under application No. A/K5/680, which was first approved by the Committee on 23.10.2009. Two applications including one for amendments to the approved MLP and one for extension of time for commencement of development were subsequently submitted under s.16A and were approved by the Deputy Director of Planning/District under the

delegated authority of the Town Planning Board (TPB); and

- (b) the site was zoned “Comprehensive Development Area” (CDA) on the approved URA Hai Tan Street/Kweilin Street and Pei Ho Street Development Scheme Plan No. S/K5/URA2/2. The site covered the entire “CDA” site (about 7,507m²) which was divided into three sites, namely Site A, Site B and Site C;

Proposed Amendments to the Last Approved Scheme

- (c) as compared to the last approved scheme under application No. A/K5/680-1, the proposed amendments mainly focused on the proposed development at Site C. In brief, the proposed redevelopment comprised 4 high-rise residential towers on top of podia, a low-rise retail block building and a POS mainly at the closed section of Pei Ho Street site. The major amendments to the last approved scheme were summarized as follows:
 - (i) decrease in number of residential towers from 5 to 4;
 - (ii) major changes in the built form and building disposition of residential towers;
 - (iii) slight changes in building height (BH) profile with no change in the maximum BH (remained at 120mPD);
 - (iv) refinement in podium layout (particularly at Site C), and public and private open space layout;
 - (v) increase in number of flats from 845 to 877 (+32 Nos. or +3.78%) with a corresponding decrease in average flat size from 58.8 m² to 57 m² (-1.8 m² or -3.1%);
 - (vi) adjustment of parking spaces;

- (vii) change in implementation programme; and

- (viii) no widening of the pavement along Hai Tan Street fronting Sites B and C;

Departmental Comments

- (d) departmental comments were set out in paragraph 9 of the Paper. Concerned government departments had no objection to or no adverse comment on the application;

Public Comments

- (e) during the first three weeks of the statutory publication periods, a total of 11 public comments were received. Amongst them, 2 expressed concerns while 10 objected to the proposal. The objecting comments were mainly related to inadequate open space provision with no active recreational facilities; reduction of greenery; exacerbation of air ventilation and visual impact, and excessive BH and development intensity; and

- (f) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessment set out in paragraph 11 of the Paper. The proposed scheme largely maintained the same major development parameters with the last approved scheme. Although the number of residential towers had been reduced and the built form, building disposition and number of flats and parking spaces had been changed, the proposed scheme generally complied with the planning and design requirements as set out in the Planning Brief endorsed by TPB on 10.7.2009. As for the changes in the proposed scheme and the associated technical issues, concerned government departments had no objection to or no adverse comment on the application, subject to the imposition of appropriate approval conditions should the application be approved. Regarding the public comments, the above planning assessments and departmental comments were relevant.

30. A Member asked for clarification on the difference between the proposed scheme and the previously approved scheme in terms of number of storeys for the non-domestic uses. In response, Mr Philip Y.L. Chum, with the use of drawings attached to the Paper, explained that there was a separate block at Site C for retail use on G/F and E/M facility on 1/F and 2/F under the proposed scheme, whilst the number of non-domestic floors of the residential blocks at Sites A, B and C were largely the same for the approved and proposed schemes.

31. The Vice-chairman asked PlanD to explain the meaning of traffic noise compliance rate of 83%. Mr Chum explained that 83% of the total number of units of the proposed development could meet the traffic noise standard. The remaining 17% of units would be subject to residual traffic noise impact.

Deliberation Session

32. 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 22.1.2020, 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 a revised Master Layout Plan to take into account the approval conditions as stated in paragraphs (b) to (h) below to the satisfaction of the Director of Planning or of the TPB;
- (b) the submission and implementation of a revised Landscape Master Plan to the satisfaction of the Director of Planning or of the TPB;
- (c) the submission of a revised traffic impact assessment to the satisfaction of the Commissioner for Transport or of the TPB;
- (d) the design and provision of the public open space, as proposed by the applicant, to the satisfaction of the Director of Planning or of the TPB. The public open space should be open for public enjoyment daily on

reasonable hours basis;

- (e) the submission of the design and provision of social welfare facilities within Site A to the satisfaction of the Director of Social Welfare or of the TPB;
- (f) the provision and implementation of noise mitigation measures identified in the traffic noise impact assessment to the satisfaction of the Director of Environmental Protection or of the TPB;
- (g) the implementation of any necessary upgrading works identified in the sewerage impact assessment to the satisfaction of the Director of Drainage Services or of the TPB; and
- (h) the design and provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

33. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix VI of the Paper.

[The Vice-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 Simon S.W. Wang and Mr Patrick H.T. Lau returned to join the meeting at this point.]

[The meeting was adjourned for a break of 5 minutes.]

Agenda Item 5

Section 16 Application

[Open Meeting]

A/KC/434 Shop and Services (Pharmacy) in “Other Specified Uses” annotated
“Business” zone, Workshop No.15, LG/F, Man Lee Industrial Building,
10-14 Kin Chuen Street, Kwai Chung, New Territories
(MPC Paper No. A/KC/434)

34. The Secretary reported that the site was located at Kwai Chung, and Mr Clarence W.C. Leung had declared interest in the item as he owned an office in Kwai Chung. Members noted that Mr Clarence W.C. Leung had tendered apology for being unable to attend the meeting.

35. The Committee noted that on 5.1.2016, the applicant had requested for deferment of the consideration of the application for two weeks so as to allow sufficient time for the government departments to comment on his further information submitted on 5.1.2016 and the applicant to supplement additional information if necessary. It was the first time that the applicant requested for deferment of the application.

36. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant so as to allow sufficient time for the government departments to examine the applicant’s further information. The Committee agreed that the application should be submitted for its consideration at its next meeting on 5.2.2016 if there was no further information submitted by the applicant; or 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 weeks were allowed for preparation of the submission of the further information, and no further deferment would be granted unless under very special circumstances.

[Mr Derek P.K. Tse, Senior Town Planner/Hong Kong (STP/HK), was invited to the meeting at this point.]

Hong Kong District

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/H5/404 Proposed Hotel in “Residential (Group A)” zone, 5-9 (odd numbers),
Hing Wan Street, Wan Chai, Hong Kong
(MPC Paper No. A/H5/404)

37. The Secretary reported that LWK & Partners (HK) Ltd. (LWK) and LLA Consultancy Ltd. (LLA) were the consultants of the applicant. The following Members had declared interests in the item:

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| Mr Laurence L.J. Li | - having current business dealings with LWK; co-owning a flat near St. Francis Street with his spouse |
| Mr Patrick H.T. Lau | - having current business dealings with LLA |
| Mr Dominic K.K. Lam | - having past business dealings with LLA |
| Mr K.K. Ling
(the Chairman)
<i>as the Director of Planning</i> | - owning a flat on Queen’s Road East |
| Ms Julia M.K. Lau | - owning two flats on Star Street |
| Mr Clarence W.C. Leung | - co-owning a property on Queen’s Road East with his spouse |
| Mr Stephen H.B. Yau | - office locating in Southorn Centre |

38. The Committee noted that Mr Laurence L.J. Li, Mr Clarence W.C. Leung and Mr Stephen H.B. Yau had tendered apologies for being unable to attend the meeting. As Mr

Patrick H.T. Lau and Mr Dominic K.K. Lam had no involvement in the application, and the property of Ms Julia M.K. Lau had no direct view of the site, the Committee agreed that they could stay in the meeting. Whilst the property of Mr K.K. Ling had no direct view of the site, in view of its close proximity, the Committee agreed that Mr Ling should be invited to leave the meeting temporarily. The Vice-chairman took over the chairmanship of the meeting at this point.

[Mr K.K. Ling left the meeting temporarily at this point.]

Presentation and Question Sessions

39. Mr Derek P.K. Tse, STP/HK, drew Members' attention that a replacement page (page 8 of the Paper) was tabled at the meeting.

40. With the aid of a PowerPoint presentation, Mr Derek P.K. Tse, STP/HK, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application;
- (b) the proposed hotel;
- (c) departmental comments – departmental comments were set out in paragraph 8 of the Paper. Concerned government departments had no objection to or no adverse comment on the application;
- (d) during the first three weeks of the statutory publication period, a total of 184 comments were received. The grounds of the public comments were summarised as follows:
 - (i) two comments supported the application on the grounds that the proposed hotel could improve the amenity of the area; revitalize the old Wan Chai area; facilitate urban renewal; increase room supply and attract tourist; and the proposed small scale development would not affect the neighbourhood;

- (ii) 167 objecting comments were mainly related to the lack of adequate technical assessments for the proposed hotel; preservation of local character and historic buildings; land use compatibility, development scale and design; traffic, environmental, visual and air ventilation impacts on both pedestrians and residents of the area; structural stability of the surrounding buildings; meeting housing demand and tourism; impacts on the 'Blue House Cluster'; and setting of precedent; and

- (iii) 15 comments had not indicated their stance on the application;

- (e) the District Officer (Wan Chai) advised that the site was the subject of a previous s.16 application (i.e. application No. A/H5/392) for the same use, which drew dozens of public objections concerning the adverse traffic impacts to be caused by the proposed development. The traffic issue was also one of the key concerns of public comments received in respect a similar application (No. A/H5/387) at a site (17-19 Hing Wan Street) close to the subject site; and

- (f) 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. The planning context of the site remained largely the same as that when the Committee first approved the proposed hotel use in 2011. The proposed hotel was not considered incompatible with the surrounding area which was dominated by low to high-rise residential developments mixed with some free-standing government, institution or community facilities. The proposed plot ratio (PR) of 12 was not unacceptable taking into account the development intensity and building mass of the surrounding residential sites. Also, the proposed 25-storey hotel with a building height (BH) of 94mPD was within the BH restriction of 100mPD stipulated on the Wan Chai Outline Zoning Plan. The Commissioner for Tourism supported hotel development in general, and other concerned government departments had no objection to or no adverse comments on the proposed

development in respect of land administration, traffic, environmental, heritage conservation, urban design and visual, air ventilation, landscape, fire safety, infrastructure and operation aspects. The technical concerns raised by the government departments could be addressed through imposing approval conditions. The application might warrant special consideration as the site was covered by a previous planning permission for hotel use (application No. A/H5/392). Regarding public comments, the above planning assessments and departmental comments were relevant.

41. The Vice-chairman asked why the applicant had to submit a fresh planning application for the proposed hotel development. Mr Derek P.K. Tse, STP/HK said that the site was the subject of a previous application (No. A/H5/392) approved in 2011. The land ownership was subsequently transferred to the current applicant in June 2012. Due to the change of land ownership, the applicant could not secure the consent of the previous owner to submit a s.16A application for extension of time for commencement of development. As stated by the applicant, despite the efforts made in submitting the general building plans to Buildings Department (BD) for consideration four times, all submitted building plans were rejected by the BD and the development was considered not commenced before the planning permission expired. Hence, the applicant had to submit a fresh application to continue the implementation of the proposed hotel.

42. In response to Vice-chairman's question, Mr W.L. Tang, Assistant Commissioner for Transport, said that the Transport Department had no objection to the proposed hotel development with nil provision of car parking and loading/unloading facilities in view of the small size of the site and there were public transport services in the vicinity. Moreover, an approval condition on the widening of footpath along Hing Wan Street to 2m in width was recommended to be imposed, should the application be approved.

Deliberation Session

43. A Member remarked that the proposed development might aggravate the current traffic congestion in the area and its BH might not be compatible with the surrounding developments. However, the Member had no objection to the application having considered that the site was covered by a previous planning permission for the same use.

44. 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 22.1.2020, 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 building height of the hotel (at main roof) should not exceed 94mPD;
- (b) the number of guest rooms in the proposed hotel shall not exceed 50;
- (c) the submission of a construction traffic impact assessment and implementation of the necessary measures identified therein to the satisfaction of the Commissioner for Transport or of the TPB;
- (d) the widening of footpath along Hing Wan Street to 2m in width to the satisfaction of the Commissioner for Transport or of the TPB;
- (e) the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the TPB;
- (f) the submission of a sewerage impact assessment (SIA) to the satisfaction of the Director of Environmental Protection or of the TPB;
- (g) the implementation of the local sewerage upgrading/sewerage connection works identified in the SIA in planning condition (f) above to the satisfaction of the Director of Drainage Services or of the TPB; and
- (h) the provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.”

45. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix VI of the Paper.

[The Vice-chairman thanked Mr Derek P.K. Tse, STP/HK, for his attendance to answer Members' enquiries. He left the meeting at this point.]

[Mr Jerry J. Austin, Senior Town Planner/Hong Kong (STP/HK), was invited to the meeting at this point.]

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/HK/9 Renewal of planning approval for temporary Public Vehicle Park (excluding container vehicle) (letting of surplus monthly vehicle parking spaces to non-residents) under Application No. A/HK/7 for a period of 3 years until 27 March 2019 in "Residential (Group A)" zone,

- (a) Car Park in Model Housing Estate, North Point
- (b) Car Park in Hong Tung Estate, Lei King Wan, Quarry Bay
- (c) Car Park in Hing Wah (II) Estate, Chai Wan
- (d) Car Park in Tsui Lok Estate, Chai Wan
- (e) Car Park in Yue Wan Estate, Chai Wan
- (f) Car Park in Shan Tsui Court, Chai Wan

(MPC Paper No. A/HK/9)

46. The Secretary reported that the application was submitted by the Hong Kong Housing Authority (HKHA). The following Members had declared interests in the 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; his brother owning a property in Quarry Bay |
| Mr Martin W.C. Kwan
<i>as the Chief Engineer (Works) of Home Affairs Department</i> | - | being an alternate member for the Director of Home Affairs who was a member of the Strategic Planning Committee and Subsidized Housing Committee of HKHA; co-owning two |

- flats in Quarry Bay with his spouse
- Ms Julia M.K. Lau - being a member of the Commercial Properties Committee and Tender Committee of HKHA
- Professor P.P. Ho - being a member of the Building Committee of HKHA
- Mr Dominic K.K. Lam - having past business dealings with HKHA; his company owning a workshop on Cheung Lee Street, Chai Wan
- Mr Patrick H.T. Lau - having current business dealings with HKHA
- Dr Lawrence W.C. Poon - his wife working in the Property Service Administration Unit of the Housing Department (HD) which had submitted the application
- Mr Simon S.W. Wang
as the Assistant Director (Regional 1) of the Lands Department - co-owning a flat in Quarry Bay with his spouse
- Mr Sunny L.K. Ho - co-owning a flat and a car-parking space in Chai Wan with his spouse
- Mr Roger K.H. Luk - owning two flats in North Point and Quarry Bay
- Mr Stephen H.B. Yau - owning a flat in North Point
- Mr Laurence L.J. Li - his close relatives living in North Point
- Dr Wilton W.T. Fok - owning two flats in North Point and Quarry Bay

47. The Committee noted that Professor P.P. Ho, Dr Lawrence W.C. Poon, Mr Sunny L.K. Ho, Mr Stephen H.B. Yau, Mr Laurence L.J. Li and Dr Wilton W.T. Fok had tendered apologies for being unable to attend the meeting. The Committee considered that the interests of Mr K.K. Ling, Mr Martin W.C. Kwan, Ms Julia M.K. Lau and Mr Patrick H.T. Lau were direct and agreed that they should be invited to leave the meeting temporarily. As

the properties of Mr Dominic K.K. Lam, Mr Simon S.W. Wang and Mr Roger K.H. Luk had no direct view of the site, the Committee agreed that they could stay in the meeting. The Committee noted that Mr K.K. Ling had not yet returned to the meeting. The Vice-chairman continued to chair the meeting.

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

Presentation and Question Sessions

48. With the aid of a PowerPoint presentation, Mr Jerry J. Austin, STP/HK, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application;
- (b) the renewal of planning approval for temporary public vehicle park (excluding container vehicle) (letting of surplus monthly vehicle parking spaces to non-residents) under application No. A/HK/7 for a period of 3 years until 27.3.2019;
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. Concerned government departments had no objection to or no adverse comment on the application;
- (d) during the first three weeks of the statutory publication period, five public comments were received. The four objecting views were mainly related to Shan Tsui Court, concerning the security issue for residents, the residents would have more difficulty in finding car parking spaces and the possible increase of monthly rent of car parking spaces. The one providing general comments was mainly on whether the proposal could optimise the use of precious land resources and that the surplus car parking spaces should be released for the provision of community facilities that were in deficit. No local objection was received by the District Officer

(Eastern); and

- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessment set out in paragraph 11 of the Paper. The application was generally in line with the Town Planning Board Guidelines on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development (TPB PG-No. 34B) in that there was no material change in planning circumstances of the surrounding areas since the previous temporary approval was granted; there was no adverse planning implication arising from the renewal of the planning approval as there was no increase in the total number of car parking spaces within the sites; the proposed conversion of ancillary car parking spaces to 'Public Vehicle Park' use would not generate additional traffic flow on the surrounding areas; and the proposed temporary period of 3 years was considered reasonable as the vacant parking spaces could be let to non-residents flexibly while the parking demand of the residents could be further reviewed. Approval conditions on giving priority to residents in renting the monthly car parking spaces were recommended to address the Transport Department's concern. As regards the concern on security in Shan Tsui Court raised by a commenter, the applicant had advised that various measures including the separation of entrances of the car park building and residential blocks and that of vehicular access and pedestrian footpath, the deployment of security guards on 24-hour duty and the installation of CCTVs had been put in place to address the concern. An advisory clause was also added to advise the applicant to consider releasing the surplus parking spaces for the provision of community facilities that were in deficit.

49. Members had no question on the application.

Deliberation Session

50. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 27.3.2019, on the terms of the application as

submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) priority should be accorded to the residents of Model Housing Estate, Hong Tung Estate, Hing Wah (II) Estate, Tsui Lok Estate, Yue Wan Estate and Shan Tsui Court in renting the monthly parking spaces to the satisfaction of the Commissioner for Transport or of the TPB; and
- (b) the applicant should monitor from time to time the demand from the residents of Model Housing Estate, Hong Tung Estate, Hing Wah (II) Estate, Tsui Lok Estate, Yue Wan Estate and Shan Tsui Court for renting monthly parking spaces and adjust the number of parking spaces to be let to non-residents as appropriate and in a timely manner to the satisfaction of the Commissioner for Transport or of the TPB.”

51. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

[The Vice-chairman thanked Mr Jerry J. Austin, STP/HK for his attendance to answer Members' enquiries. He left the meeting at this point.]

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

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

Kowloon District

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K13/298 Shop and Services (Fast Food Shop) in “Other Specified Uses” annotated “Business” zone, Workshop No. 3B, G/F, Yuen Fat Industrial Building, 25 Wang Chiu Road, Kowloon Bay, Kowloon
(MPC Paper No. A/K13/298)

Presentation and Question Sessions

52. 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) the shop and services (fast food shop);
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. Concerned government departments had no objection to or no adverse comment on the application;
- (d) no public comment was received during the statutory publication period and 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 assessment set out in paragraph 11 of the Paper. The shop and services (fast food shop) use at the application premises was considered generally in line with the planning intention of the “Other Specified Uses” annotated “Business” (“OU(B)”) zone and was compatible with the changing land use character of the area. The applied use at the premises complied with the Town Planning Board Guidelines for Development within the “OU(B)” zone (TPB PG-No. 22D) in that it would not induce adverse fire safety, traffic, environmental and infrastructural impacts on the developments within the subject building and the adjacent areas. Since the premises had already been used for the applied use, an approval condition requiring the submission and implementation of fire safety measures within six months from the date of approval was

recommended. All concerned government departments had no objection to or no adverse comment on the application.

53. Members had no question on the application.

Deliberation Session

54. 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 fire service installations and equipment at the application premises and means of escape separated from the industrial portion of the subject industrial building within six months to the satisfaction of the Director of Fire Services or of the TPB by 22.7.2016; and
- (b) if the above planning condition (a) 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.”

55. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix II of the Paper.

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

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

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K14/731 Proposed Shop and Services in “Other Specified Uses” annotated “Business” zone, Portion of Workshop on G/F, No. 28 Hung To Road, Kwun Tong, Kowloon
(MPC Paper No. A/K14/731)

Presentation and Question Sessions

56. With the aid of a PowerPoint presentation, Ms Joyce Y.S. So, STP/K, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application;
- (b) the proposed shop and services;
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. Concerned government departments had no objection to or no adverse comment on the application;
- (d) during the first three weeks of the statutory publication period, a public comment was received. The Chairman of Kwun Tong Central Area Committee, Mr Chong Yam-ming, supported the application without providing any reason. 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 assessment set out in paragraph 11 of the Paper. The proposed shop and services use at the application premises was considered generally in line with the planning intention of the “Other Specified Uses” annotated “Business” (“OU(B)”) zone and was compatible with the changing land use character of the area. The proposed use at the premises complied with the Town Planning Board Guidelines for

Development within the “OU(B)” zone (TPB PG-No. 22D) in that it would not induce adverse fire safety, traffic, environmental and infrastructural impacts on the developments within the subject building and the adjacent areas. Since the application was to convert the premises for the applied use, an approval condition requiring the submission and implementation of fire safety measures before the operation of the use was recommended. All concerned government departments had no objection to or no adverse comment on the application.

57. Members had no question on the application.

Deliberation Session

58. 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 22.1.2018, 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 the proposal for fire safety measures, including the provision of fire service installations and equipment at the premises and means of escape separated from the industrial portion of the subject industrial building, to the satisfaction of the Director of Fire Services or of the TPB before operation of the use; and
- (b) if the above planning condition (a) is not complied with before operation of the use, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

59. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix III of the Paper.

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

Agenda Item 10

Any Other Business

60. There being no other business, the meeting closed at 11:30 a.m..