

TOWN PLANNING BOARD

Minutes of 556th Meeting of the Metro Planning Committee held at 9:00 a.m. on 22.4.2016

Present

Director of Planning
Mr K. K. Ling

Chairman

Mr Lincoln L.H. Huang

Vice-chairman

Mr Sunny L.K. Ho

Mr Dominic K.K. Lam

Mr Patrick H.T. Lau

Mr Stephen H.B. Yau

Mr Frankie W.C. Yeung

Dr Lawrence W.C. Poon

Mr K.K. Cheung

Mr Thomas O.S. Ho

Professor T.S. Liu

Miss Sandy H. Y. Wong

Mr Franklin F.L. Yu

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

Dr Wilton W.T. Fok

Mr Wilson Y.W. Fung

Mr T.Y. Ip

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 Winnie W.Y. Leung

Agenda Item 1

Confirmation of the Draft Minutes of the 555th MPC Meeting held on 8.4.2016

[Open Meeting]

1. The draft minutes of the 555th MPC meeting held on 8.4.2016 were confirmed without amendments.

Agenda Item 2

Matters Arising

[Open Meeting]

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

[Mr Lawrence Y.C. Chau, District Planning Officer/Tsuen Wan and West Kowloon (DPO/TWK), Mr Walter W.N. Kwong, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), were invited to the meeting at this point.]

Tsuen Wan and West Kowloon District

Agenda Item 3

[Open Meeting (Presentation and Question Sessions Only)]

Proposed Amendments to the Approved Tsuen Wan Outline Zoning Plan No. S/TW/31

(MPC Paper No. 5/16)

3. The Secretary reported that as one of the proposed amendments (i.e. Amendment Item B) involved a project of the Home Affairs Department (HAD) (i.e. development of a community hall), Mr Martin W.C. Kwan, as the Chief Engineer (Works) of HAD, had declared interest in the item. As the interest of Mr Kwan was direct, the Committee agreed that he should be invited to leave the meeting temporarily for the item.

[Mr Martin W.C. Kwan left the meeting temporarily and Mr Lincoln L.H. Huang, Mr Sunny L.K. Ho and Miss Sandy H. Y. Wong arrived to join the meeting at this point.]

4. With the aid of a PowerPoint presentation, Mr Walter W.N. Kwong, STP/TWK, presented the proposed amendments as detailed in the Paper and covered the following main points:

Proposed Amendments to the OZP

- (a) Amendment Item A – it was proposed to rezone two areas (about 10.9 ha) in Chai Wan Kok Industrial Area (CWKIA) from “Industrial” (“I”) to “Other Specified Uses” annotated “Business” (“OU(B)”) with a maximum plot ratio (PR) of 9.5 and a maximum building height (BH) of 100mPD;
- (b) Amendment Item B – it was proposed to revise the stipulated maximum BH of a site zoned “Government, Institution or Community” (“G/IC”) at the junction of Texaco Road, Ma Tau Pa Road and Wing Shun Street from one storey to three storeys to facilitate the development of a free-standing community hall;

Background

Amendment Item A

- (c) the southwestern part of the CWKIA had been rezoned from “I” to “OU(B)” in 2003, and the remaining part was still zoned “I” on the OZP. The 2014 Area Assessments of Industrial Land in the Territory (the 2014 Area Assessments) carried out by the Planning Department (PlanD) recommended that the remaining “I” zone that had already been undergoing relatively more active transformation could be considered for rezoning to “OU(B)” to further facilitate their transformation and provide more job opportunities. Rezoning was therefore proposed to take forward the recommendation;

Amendment Item B

- (d) the site was originally reserved for an electricity substation (ESS) in the longer term. In response to the Tsuen Wan District Council's (TWDC) request to make use of the site for development of a community hall, relevant government departments had no objection to releasing the site for other purpose and a new site had been reserved for the proposed ESS. To facilitate the community hall project, it was proposed to revise the maximum BH to three storeys to better utilise the scarce land resources to address the local needs, while taking into account its prominent location adjoining Tsuen Wan Park and harbourfront setting;

Proposed Amendments to the Notes of the OZP

- (e) with a view to supporting art development, 'Art Studio (excluding those involving direct provision of services or goods)' was proposed to be incorporated as a permitted use in the "I" zone and the industrial or industrial-office buildings of the "OU(B)" and "Residential (Group E)" zones;

[Mr Franklin F.L. Yu arrived to join the meeting at this point.]

Departmental Consultation

- (f) relevant government bureaux/departments had been consulted and they had no objection to or no adverse comment on the proposed amendments;

Consultation with TWDC

- (g) on 22.3.2016, the TWDC was consulted on the proposed amendments to the OZP. In general, members supported the proposed amendments which would facilitate the restructuring of CWKIA and the community hall development. Their main concerns were on the traffic congestion problem in CWKIA, vehicle park provision in the whole Tsuen Wan District and the reprovisioning of the existing temporary community garden

in the “G/IC” zone;

- (h) for the traffic issue, PlanD’s representatives at the consultation explained that the proposed rezoning of CWKIA to “OU(B)” zone without increasing the permitted PR would not have adverse traffic impact on the area. With the provision of sufficient internal transport facilities upon redevelopment of the old industrial buildings and introduction of setback proposal, the existing traffic congestion of the industrial area possibly arising from illegal parking and loading/unloading activities at road side might be improved. For the vehicle park provision, the new development would provide sufficient parking facilities in accordance with the Hong Kong Planning Standards and Guidelines while public car parking would be considered by the Transport Department (TD) as and when appropriate;
- (i) for the reprovisioning of the temporary community garden in the “G/IC” zone, the possible way for reprovisioning was being explored and would be confirmed in the later detailed design stage; and
- (j) the TWDC and the Harbourfront Commission would be consulted during the plan exhibition period should the Committee agree to the proposed amendments to the OZP.

Amendment Item A

5. A Member considered that the proposed BH of 100mPD for the rezoning site might result in a monotonous height profile given that the BH restriction for the rest of the “OU(B)” zone was the same. The Member asked whether the proposed maximum BH could be relaxed to allow design flexibility for redevelopment as it was noted that the BH of the existing developments in the nearby areas were about 120/130mPD. The Member considered that the BH for the rezoning site could be relaxed from 100mPD to 120mPD to create a more diverse height profile. In response, Mr Lawrence Y.C. Chau, DPO/TWK, said that the maximum BH of 100mPD was adequate to accommodate the proposed PR of 9.5 while allowing a certain degree of design flexibility. Besides, minor relaxation of BH restriction might be considered by the Board based on individual merits of a development or

redevelopment proposal, e.g. the implementation of building setback. Such minor relaxation of BH would be able to create a more diverse height profile.

6. A Member said that the Government had recently ceased the revitalisation measures to facilitate the redevelopment and wholesale conversion of older industrial buildings. The Member asked, unlike other industrial areas in Hong Kong, why the vacancy rate of industrial buildings in CWKIA was increasing in the past few years. In response, Mr Lawrence Y.C. Chau said that as the CWKIA was developed in 1950s, there were quite a number of aged (over 50 years) and dilapidated industrial buildings in the area. Those buildings were in very poor condition and many industrial activities, e.g. textile industry, within those building had ceased operation. That explained why the vacancy rate of industrial buildings in the area was high and the area was considered suitable for redevelopment.

7. The Chairman asked whether the proposed rezoning was based on the recommendations of the 2014 Area Assessments. In response, Mr Lawrence Y.C. Chau said that the 2014 Area Assessments recommended that the majority of the existing "I" zone should be retained except CWKIA and Ap Lei Chau West Industrial Area due to their special circumstances. CWKIA was characterised by aged, obsolete and low-rise industrial buildings with high vacancy rate, rendering it suitable for redevelopment.

8. A Member asked whether future developments with a PR of 9.5 and BH of 100mPD would result in a build-form that might worsen or improve the surrounding environment. In response, Mr Lawrence Y.C. Chau said that the nearby TML Tower could be taken as an example to demonstrate the build-form upon redevelopment. There was a large plaza in front of the TML Tower to serve as a public open space. In general, due to building setback, more open area could be provided upon redevelopment. The Chairman supplemented that during the redevelopment process, small sites might be amalgamated into larger sites for redevelopment. Larger sites usually allowed more design flexibility, hence resulting in more open area after redevelopment.

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

Amendment Item B

9. A Member enquired on the estimated BH in terms of metres for the proposed community hall upon the proposed relaxation of BH from one storey to three storeys. In response, Mr Lawrence Y.C. Chau, DPO/TWK, said that the maximum BH of institution and community (GIC) facilities generally was stipulated in terms of number of storeys so as to allow design flexibility. For GIC facilities, a floor-to-floor height of four metres was normally assumed. However, for community hall which might have some special design requirements, e.g. assembly hall, multi-purpose venues, etc., a slightly higher floor-to-floor height might be adopted. The Chairman supplemented that in general, to allow flexibility for developing GIC facilities, the maximum BH for buildings with height not exceeding 13 storeys was normally stipulated in terms of number of storeys. In some special cases, the maximum BH of the GIC facility might be stipulated in terms of metres above principle datum if it was located in a visually sensitive area.

10. A Member asked whether the BH of the community hall could be relaxed to allow more flexibility for expanding the scope of the project to include multi-purpose venues, performance venues, practice rooms, etc. for letting to some small theatrical troupes. The Member also suggested that the public and relevant departments should be further consulted on the scope of the project. In response, Mr Lawrence Y.C. Chau said that in the preliminary design of the community hall, there would be a multi-purpose venue and other performance-related facilities. Given its prominent location of being next to the Tsuen Wan Park and harbourfront, the community hall could not be too high. Mr Chau said that the Member's suggestion would be conveyed to HAD for consideration.

11. A Member said that the community hall was an important social asset and suggested that the locals could be encouraged to participate in the planning of the project so as to raise their sense of belonging with the district. The Chairman noted the Member's view and asked PlanD to convey the Member's suggestion to HAD.

12. A Member asked whether more greening such as community farming could be provided on the roof top of the community hall. In response, Mr Lawrence Y.C. Chau said that HAD had considered providing a community garden on the roof top of the community hall, which was still subject to detailed design. Mr Chau said that the Member's suggestion

would be conveyed to HAD.

Proposed Amendments to the Notes of the OZP

13. A Member sought clarification on the rationale of putting ‘Art Studio (excluding those involving direct provision of services or goods)’ in Column 1 under Schedule II of the “OU(B)” zone while noting that some uses involving direct provision of services, e.g. ‘Training Centre’ and ‘School’ uses, were always permitted in the lower floors of an existing building, which seemed to be an inconsistent treatment. In response, Mr Chau said that there were two schedules, i.e. Schedule I and Schedule II, for the “OU(B)” zone. Schedule I was for a building other than industrial/industrial-office (I-O) building, e.g. a commercial building. ‘Training Centre’ and ‘School’ uses were considered compatible with the use of a commercial building and were always permitted for buildings under Schedule I of the “OU(B)” zone. Schedule II was for industrial/I-O building which was generally more fire hazard-prone. Direct provision of services or goods was not allowed so as to avoid attracting infrequent visitors who were unfamiliar with the means of escape in case of emergency to those buildings. On the other hand, in the purpose-designed non-industrial portion on the lower floors of an industrial/I-O building, ‘Training Centre’ and ‘School’ uses were always permitted as fire safety concern could be addressed.

14. A Member said that ‘art studio’ would likely involve activities like art lessons and exhibitions and asked whether such kind of activities was considered as involving direct or indirect provision of services. In response, Mr Lawrence Y.C. Chau said that whether an activity was considered as involving direct or indirect provision of services or goods depended on its nature of operation. Direct provision of services or goods in the industrial/I-O buildings was not supported by the Fire Services Department (FSD) to avoid drawing a large amount of customers who were unfamiliar with the means of escape in case of emergency to those buildings.

15. The Chairman said that within the “OU(B)” zone, pure commercial buildings (e.g. office buildings) or industrial/I-O buildings were allowed. A developer could choose to build a pure commercial/office building or an industrial building. For a pure commercial/office building controlled by the Notes under Schedule I of the “OU(B)” zone, art studio (subsumed under ‘Place of Recreation, Sports or Culture), no matter it involved

direct provision of services or goods or not, was always permitted as the fire risk was less. On the other hand, for industrial/I-O buildings controlled by the Notes under Schedule II of the “OU(B)” zone, more stringent control should be adopted. Activities involving direct provision of services or goods were generally not allowed so as to avoid drawing a large amount of customers who were unaware of the potential fire hazard induced by the industrial activities in those buildings.

16. In response to a Member’s question, the Chairman said that open-air development under Schedule I of the “OU(B)” zone referred to a development on a vacant site. In response to the same Member’s concern on the potential hazard induced by the possible co-existence of office and storage of dangerous goods within the same I-O building, the Chairman said that only non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods) would be allowed.

Other Issue

17. A Member raised concern that the pedestrian flow in the CWKIA would increase in the future as there would be more commercial developments with the rezoning of the area to “OU(B)”. The Member suggested that apart from building footbridges, comprehensive pedestrian planning should be carried out, e.g. underground shopping streets could be considered to link up the Tsuen Wan and Tsuen Wan West Mass Transit Railway (MTR) stations, with a view to improving the pedestrian network and pedestrian environment for the entire Tsuen Wan area. In response, Mr Lawrence Y.C. Chau, DPO/TWK, said that pedestrian planning in Tsuen Wan had a long history. There was an existing footbridge system connecting various developments in Tsuen Wan and with the MTR stations. Besides, a proposed footbridge along Tai Chung Road could allow continuous pedestrian movement within the future Chai Wan Kok Industrial/Business Area. There were also proposals to link up several Comprehensive Development Area sites in Tsuen Wan East with the existing major pedestrian routes. The Chairman said that pedestrian planning in Tsuen Wan had been carried out for a long time. Due to changing circumstances brought about by redevelopments in the district, opportunity should be taken to continuously improving the pedestrian network in Tsuen Wan.

18. The Vice-chairman said that apart from enhancing pedestrian connectivity, the pedestrian environment, particularly the existing hard-paved footbridges, should also be improved through the provision of more greenery. The Chairman agreed that the improvement of pedestrian environment was important as it could strengthen the function of the pedestrian network. The Chairman said that such improvement works would require the coordination between relevant departments including PlanD, TD, Buildings Department and sometimes, the developers. He asked PlanD to take into consideration Members' views and continue to improve the pedestrian network and environment in Tsuen Wan.

19. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved Tsuen Wan OZP No. S/TW/31 and that the draft Tsuen Wan OZP No. S/TW/31A (to be renumbered to S/TW/32 upon exhibition) and its Notes are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) for the draft Tsuen Wan OZP No. S/TW/31A as an expression of the planning intentions and objectives of the Town Planning Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.

[The Chairman thanked Mr Lawrence Y.C. Chau, DPO/TWK and Mr Walter W.N. Kwong, STP/TWK, for their attendance to answer Members' enquiries. They left the meeting at this point.]

20. The Chairman suggested and the Committee agreed that Item 4 and Item 7 should be considered later as both applications were submitted by the Hong Kong Housing Authority and a number of Members had declared interests in the two items.

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

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/KC/435 Place of Recreation, Sports or Culture, Shop and Services in "Industrial" zone, Flat A, G/F, On Fook Industrial Building, 41 - 45 Kwai Fung Crescent, Kwai Chung, New Territories
(MPC Paper No. A/KC/435)

Presentation and Question Sessions

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

- (a) background to the application;
- (b) the place of recreation, sports or culture, and shop and services;
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. The Director of Fire Services (D of FS) did not support the application from the fire safety point of view due to the public's unpreparedness in facing the potential risks inside and outside industrial buildings and their unfamiliarity with the situation in case of emergency, rendering their escape materially much more difficult. The Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD), advised that there were three cocklofts with staircases erected in the Premises which were in contravention of section 14(1) of the Buildings Ordinance (BO). A warning notice (WN) under section 24C(1) of the BO was issued to the applicant on 31.3.2016;
- (d) during the first three weeks of the statutory public inspection period, two public comments supporting the application were received from individuals. No local objection/view was received by the District Officer (Kwai Tsing); and

- (e) the Planning Department (PlanD)'s views – PlanD did not support the application based on the assessments set out in paragraph 11 of the Paper. The yoga and beauty centre under application was not compatible with the existing industrial related use in the subject industrial building. On the fire safety aspect, the subject industrial building was equipped with a sprinkler system, i.e. the aggregate commercial floor areas on the ground floor should not exceed 460m². Although the applied Gross Floor Area (GFA) under the application was 145.6m², the applied GFA did not include the cockloft area and thus there was no information on the actual commercial floor areas being used by the applicant in the premises. In that regard, D of FS was not satisfied with the likely fire risk of the applied uses. As such, the application could not meet the assessment criteria for commercial use in industrial buildings as stipulated in Town Planning Board Guidelines for 'Use / Development Within "Industrial" Zone' (TPB PG-No. 25D). On the building structure aspect, site inspection revealed that there were cocklofts with staircases within the Premises and the applied use of beauty service under the application was located in the cockloft. Since the only access to the cocklofts had to be made via the two staircases within the premises, the existing commercial uses in the cockloft in fact formed an integral part of the subject premises. As such, the approval of the application might encourage the continuing use of illegal cocklofts.

22. Members had no question on the application.

Deliberation Session

23. After deliberation, the Committee decided to reject the application. The reasons were :

- “(a) the applied uses are not compatible with the existing uses in the subject industrial building which are predominately industrial in nature;

- (b) the application does not comply with the Town Planning Board Guidelines No. 25D in that fire risks would likely arise or increase from the applied uses; and
- (c) the approval of the application would set an undesirable precedent for other similar applications which are unacceptable from the fire safety point of view and involve illegal structures.”

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

Agenda Item 6

Section 16 Application

[Open Meeting]

A/TW/477 Proposed Minor Relaxation of Gross Floor Area and Building Height Restrictions for Permitted Religious Institution Development (Ancillary Monks Dormitory) in "Government, Institution or Community (4)" zone, Lots No. 1461 (Part), 1499, 660 and 1253 in D.D. 453 and adjoining Government land, Western Monastery, Lo Wai, Tsuen Wan
(MPC Paper No. A/TW/477)

24. The Committee noted that the applicant's agent requested on 14.4.2016 for deferment of the consideration of the application for one month in order to allow time for preparation of further information to address the departmental comments. It was the first time that the applicant requested for deferment of the application.

25. 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 one month was allowed for preparation of the submission of further information and no further deferment should be granted unless under very special circumstances.

Hong Kong District

Agenda Item 8

Section 16 Application

[Open Meeting]

A/H3/428 Proposed Hotel in "Residential (Group A) 8" zone, 15-19 Third Street,
Sai Ying Pun, Hong Kong
(MPC Paper No. A/H3/428)

26. The Secretary reported that the application was submitted by Clever Wealth Development Limited with Lanbase Surveyors Limited (Lanbase) and Andrew Lee King Fun & Associates Architects Limited (ALKF) as two of the consultants. The following Members had declared interests in the item:

Mr Patrick H.T. Lau - having current business dealings with Lanbase
Mr Franklin F.L. Yu - having current business dealings with ALKF

27. As the applicant had requested for a deferral of consideration of the application and Mr Lau and Mr Yu had no involvement in the application, the Committee agreed that they should be allowed to stay in the meeting.

28. The Committee noted that the applicant's representative requested on 7.4.2016 for deferment of the consideration of the application for two months in order to allow time for preparation of further information to respond to the Transport Department's comments. It was the first time that the applicant requested for deferment of the application.

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

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

[Dr Lawrence W.C. Poon and Mr W.L. Tang left the meeting at this point.]

Tsuen Wan and West Kowloon District

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K4/66 Proposed Shop and Services in area shown as "Road", Land Beneath a
 Portion of Pak Wan Street, Shek Kip Mei
 (MPC Paper No. A/K4/66)

30. 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)
as the Director of Planning

- being a member of the Strategic
Planning Committee (SPC) and the
Building Committee of HKHA

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| 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 is a
member of the SPC & Subsidized
Housing Committee of HKHA |
| Mr Patrick H.T. Lau |] | |
| Mr Franklin F.L. Yu |] | having current business dealings with
HKHA |
| Mr Thomas O.S. Ho |] | |
| Mr Dominic K.K. Lam | - | having past business dealings with
HKHA |
| Dr Lawrence W.C. Poon | - | his wife was working in the Housing
Department but having no involvement
in the application. He was working in
the City University of Hong Kong and
living in its quarters in Kowloon Tong |

31. The Committee noted that the interests of the Chairman, Mr Kwan, Mr Lau, Mr Yu and Mr Ho were direct and agreed that they should be invited to leave the meeting temporarily for the item. The Committee also agreed that Mr Lam should be allowed to stay in the meeting as his interest was indirect. The Committee noted that Dr Poon had already left the meeting. As the Chairman had to leave the meeting, the Committee agreed that Mr Lincoln L.H. Huang, the Vice-chairman, should take over and chair the meeting for the item.

[The Chairman left the meeting temporarily and Mr Martin W.C. Kwan, Mr Patrick H.T. Lau, Mr Franklin F.L. Yu and Mr Thomas O.S. Ho left the meeting at this point.]

Presentation and Question Sessions

32. 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) the proposed shop and services;

- (c) departmental comments – departmental comments were set out in paragraph 10 of the Paper. Relevant departments had no objection to or no adverse comment on the application;
- (d) during the first three weeks of the statutory public inspection period, two public comments were received from a Sham Shui Po District Council (SSPDC) Member and an individual. The SSPDC Member raised queries on the impact of the proposal on the Pak Tin Estate Redevelopment, timing of availability of environmental assessment and whether the underground link was for commercial use only, and required the submission of planning report and pedestrian flow assessment. The individual expressed concerns on the status of the proposed shops and the issue of hygiene in underground passages. No local objection/view was received by District Officer (Sham Shui Po); and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments made in paragraph 12 of the Paper. In view of the nature and small scale of the proposed 'Shop and Services' use within the underground link to be managed and maintained by HKHA, adverse traffic, environmental, drainage, sewerage, water supplies and underground utility impacts on the surrounding areas would not be resulted. Relevant departments had no objection to or adverse comments on the application. The proposed 'Shop and Services' use complied with the Town Planning Board Guidelines for Application for Underground Development of Commercial/Car Parking Facilities beneath Open Space, Government/Institution/Community Zones and Road Development (TPB PG-No. 8) in that it would encourage a more efficient utilization of land within the urban area where high concentration of activities occurred; the scale and extent of the proposed use was compatible with the adjacent uses; and it would not impose any adverse planning and development constraints on the surface and sub-surface land uses. Regarding the public comments, the above assessments were relevant.

33. A Member asked about the type of commercial uses that would be provided within the underground link. In response, Mr Philip Y.L. Chum, STP/TWK, said that only shops and services would be provided within the underground link and there would be no eating place.

34. Another Member asked whether the underground link would be operated for 24 hours a day with provision of lighting and escalators and raised concern on the safety issue, particularly for the elderly people and during night time. In response, Mr Chum said that the underground link would serve as a pedestrian circulation spine which would link up the commercial facilities at the ground and podium levels at its southern and northern ends. The underground link, which would form part of the shopping arcade, would be constructed, managed and maintained by the HKHA.

Deliberation Session

35. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid until 22.4.2020, 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 condition:

“ the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board.”

36. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix II 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 Walter W.N. Kwong, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), was invited to the meeting at this point.]

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TW/478 Renewal of Planning Approval for Temporary "Public Vehicle Park (excluding container vehicle) (Surplus Vehicle Parking Spaces Only)" for a Period of 3 Years in "Residential (Group A)" zone, carparks under podia, covered carpark above bus terminus and open carparks at Lei Muk Shue Estate, Tsuen Wan

(MPC Paper No. A/TW/478)

37. The Secretary reported that the application was submitted by the Hong Kong Housing Authority (HKHA). The following Members had declared interests in the 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 (SPC) and the Building Committee of HKHA |
| 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 SPC & Subsidized Housing Committee of HKHA |
| Mr Patrick H.T. Lau |] |
| Mr Franklin F.L. Yu |] having current business dealings with HKHA |
| Mr Thomas O.S. Ho |] |
| Mr Dominic K.K. Lam | - having past business dealings with HKHA |
| Dr Lawrence W.C. Poon | - his wife was working in the Housing Department but having no involvement in the application |

38. The Committee noted that the Chairman had left the meeting temporarily while Mr Kwan, Mr Lau, Mr Yu, Mr Ho and Dr Poon had already left the meeting. The Committee agreed that Mr Lam should be allowed to stay in the meeting as his interest was indirect. As the Chairman had left the meeting temporarily, the Committee agreed that Mr

Lincoln L.H. Huang, the Vice-chairman, should continue to chair the meeting for the item.

Presentation and Question Sessions

39. With the aid of a PowerPoint presentation, Mr Walter W.N. Kwong, STP/TWK, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application;
- (b) the renewal of planning approval for temporary public vehicle park (excluding container vehicle) (surplus vehicle parking spaces only) for a period of three years;
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. Relevant departments had no objection to or no adverse comment on the application;
- (d) during the first three weeks of the statutory publication period, two public comments were received from Mr Chan Yuen-sum, a Tsuen Wan District Council member, and an individual. Mr Chan objected to the application due to the inadequacy of parking spaces for the residents of Lei Muk Shue Estate currently, while the individual suggested some permanent uses for the premises. No local objection was received by District Officer (Tsuen Wan); and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application on a temporary basis for a period of three years based on the assessments made in paragraph 11 of the Paper. The application complied 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 and relevant departments had no objection to or

adverse comment on the application. Since the application was for letting the surplus monthly parking spaces for public use, the proposal did not involve any new development or redevelopment. The proposed letting of surplus monthly car parking spaces to non-residents in the current application was considered as a more efficient utilization of resources. The proposed tenure of three years of the planning permission under application was considered reasonable in that the surplus monthly parking spaces could be let to non-residents flexibly while the parking demand of the residents could be further reviewed upon expiry of the temporary approval. Regarding the public comments, the above assessments were relevant.

40. A Member noted that the utilisation rate of the monthly car parking spaces at the premises had been increasing for the past three years and there were only a few surplus parking spaces. In order to better utilise the parking spaces in the future, the Member asked whether the light trucks parking spaces could be re-arranged for private car parking, and whether such re-arrangement could be carried out in a flexible manner. In response, Mr Walter W.N. Kwong, STP/TWK, said that the number of parking spaces for different types of vehicles was provided in accordance with the planning brief for the development of Lei Muk Shue Estate. The vacancy rate of the monthly car parking spaces had been changing for the past few years. Mr Kwong said that the Member's suggestion would be conveyed to the HKHA and the Transport Department.

Deliberation Session

41. After deliberation, the Committee decided to approve the application on a temporary basis for a further period of three years from 26.5.2016 to 25.5.2019, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following condition:

“ priority should be accorded to the residents of Lei Muk Shue Estate in the letting of the vacant vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.”

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

[The Vice-chairman thanked Mr Walter W.N. Kwong, STP/TWK, for his attendance to answer Members' enquiries. He left the meeting at this point.]

[The Chairman returned to join the meeting at this point.]

Agenda Item 9

Any Other Business

43. There being no other business, the meeting closed at 10:25 a.m..