

TOWN PLANNING BOARD

Minutes of 562nd Meeting of the Metro Planning Committee held at 9:00 a.m. on 29.7.2016

Present

Director of Planning
Mr K.K. Ling

Chairman

Mr Lincoln L.H. Huang

Vice-chairman

Dr Wilton W.T. Fok

Mr Dominic K.K. Lam

Mr Patrick H.T. Lau

Mr Stephen H.B. Yau

Dr Lawrence W.C. Poon

Mr K.K. Cheung

Mr Wilson Y.W. Fung

Mr Thomas O.S. Ho

Ms Sandy H.Y. Wong

Mr Franklin F.L. Yu

Assistant Commissioner for Transport (Urban),
Transport Department
Mr Wilson W.S. Pang

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

Mr Sunny L.K. Ho

Dr Frankie W.C. Yeung

Professor T.S. Liu

Mr T.Y. Ip

In Attendance

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

Town Planner/Town Planning Board
Ms Floria Y.T. Tsang

Agenda Item 1

Confirmation of the Draft Minutes of the 561st MPC Meeting held on 15.7.2016

[Open Meeting]

1. The draft minutes of the 561st MPC meeting held on 15.7.2016 were confirmed without amendments.

Agenda Item 2

Matters Arising

[Open Meeting]

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

Hong Kong District

Agenda Item 3

Section 12A Application

[Open Meeting]

Y/H3/7

Application for Amendment to the Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/29 and Draft Central District Outline Zoning Plan No. S/H4/15, To Rezone the Application Site from an area shown as 'Road' to

- (1) "Open Space (1)" and "Other Specified Uses" annotated "Environmentally Friendly Public Transport System"; or
- (2) "Other Specified Uses" annotated "Pedestrian Area and Environmentally Friendly Public Transport System",

Des Voeux Road Central (from Morrison Street to Pedder Street), Hong Kong

(MPC Paper No. Y/H3/7C)

Presentation and Question Sessions

3. The Secretary reported that the application was based on, inter alia, reports and study findings published by the Hong Kong Institute of Planners (HKIP) and the Chairman and the Secretary had declared interests in the item:

Mr K.K. Ling
(the Chairman)

- being a Fellow of HKIP and had previously participated in the work of a Working Party formed by HKIP and the Chartered Institute of Transport in putting forward the concept of pedestrianisation of De Voeux Road Central between Western Market and Pedder Street (DVRC Scheme) in 2000. A report on the DVRC Scheme was published in 2001; and

Mr Raymond K.W. Lee
(the Secretary)

- being the Immediate Past President of HKIP and had previously participated (in his capacity as President of HKIP) in HKIP's promotion of the DVRC Scheme together with other collaborating parties (including MVA Traffic Consultants, City University School of Energy and Environment, and Civic Exchange) in April 2014 when an updated Report on the DVRC Scheme was submitted to the Chief Executive Office and announced in a press conference held on 28.4.2014.

4. As the application was not submitted by HKIP and HKIP had not submitted any comment on the application, the Committee agreed that the interests of the Chairman and the Secretary were remote and they could stay in the meeting.

5. The Committee noted that the applicant requested on 13.7.2016 for deferment of the consideration of the application for two months in order to allow time for raising funds to complete the traffic impact assessment and engage landscape consultants to prepare the urban design proposals. It was the fourth time that the applicant requested for deferment of the application. According to the applicant, consultants had been commissioned to carry out traffic studies to prepare further information (FI) to address departmental comments on the traffic concern of the Transport Department. Although no FI had been submitted so far, the applicant indicated that FI would be submitted to the Town Planning Board in mid-August 2016, pending further funding for preparation of the traffic studies and landscape visual graphics to address departmental comments.

6. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within three months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier

meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of the further information. Since it was the fourth deferment and a total of eight months had been allowed for preparation of the submission of the further information, it was the last deferment and no further deferment would be granted.

[Miss Michelle M.S. Yuen, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), was invited to the meeting and Dr Lawrence W.C. Poon arrived to join 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/K3/569 Proposed Residential Institution (Youth Hostel) in "Residential (Group E)" Zone, 9 Arran Street, Mong Kok, Kowloon
(MPC Paper No. A/K3/569A)

7. The Secretary reported that BMT Asia Pacific Limited (BMT) was one of the consultants of the applicant. Mr Patrick H.T. Lau had declared interest in the item as he had current business dealings with BMT. As Mr Patrick H.T. Lau had no involvement in the application, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

8. With the aid of a PowerPoint presentation, Miss 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 residential institution (youth hostel);

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

- (c) departmental comments – departmental comments were set out in paragraph 8 of the Paper. Concerned departments had no objection to or no adverse comment on the application;

- (d) during the first three weeks of the three statutory publication periods, a total of eight public comments were received, of which one supported, four raised concerns and commented on, and three objected to the applications. The objecting comments were made on the grounds that the public funded project might become a commercially run real estate project; the applicant lacked relevant experience and expertise; the proposed building bulk was excessive; Nathan Road and Lai Chi Kok Road did not have the capacity for new traffic generated; and detailed information on the purpose of a youth hostel, target clients and the rental period should be provided. No local objection/view was received by the District Officer (Yau Tsim Mong); and

- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessments set out in paragraph 10 of the Paper. The proposed residential institution was in line with the planning intention of the “Residential (Group E)” zone to encourage the phasing out of industrial use and act as a catalyst for restructuring of the area, and it was complied with the restrictions of the Outline Zoning Plan. The proposed development was in line with the policy framework of the ‘Youth Hostel Scheme’ to provide youth hostels to satisfy the accommodation needs of the working youths. It was not incompatible with the surrounding uses. The Noise and Air Quality Impact Assessment demonstrated that with the recommended mitigation measures, such as recessed windows and adequate buffer distance in compliance with the Hong Kong Planning Standards and Guidelines, adverse impacts on air quality and noise levels were not anticipated. Given the relatively small number of proposed units, the proposed hostel would not have significant adverse impacts on traffic,

drainage and sewage aspects and concerned departments had no objection to or no adverse comment on the application. Regarding the public comments, the assessments above were relevant.

9. In response to a Member's queries on the original use of the site and the future operation of the proposed development, Miss Michelle M.S. Yuen, STP/TWK, said that the previous clinic use (i.e. Child Assessment Centre at the site) had been relocated since 2007 to provide more comprehensive services to the public. The applicant had reached an agreement with the Rotary Club of Kowloon (i.e. the owner of the site) to develop the site into a youth hostel but the operation of which would be undertaken by the applicant.

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

10. The Vice-chairman asked whether the proposed development would affect window openings of Lin Shing House adjoining the site. A Member also noted that the proposed building would be built up to the lot boundary adjoining Lin Shing House to its immediate east. As seen from Plan A-3 of the Paper, window openings and air conditionings at Lin Shing House might be affected. In response, Miss Michelle M.S. Yuen said that the windows of the proposed development would face Arran Lane and Arran Street. Moreover, the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD) had no objection in principle to the application. Detailed comments under the Building Ordinance (BO) by BD would be given at general building plan submission stage.

11. In response to a Member's query on the rent of the proposed development, Miss Michelle M.S. Yuen said that the proposed development was one of the projects under the 'Youth Hostel Scheme' announced in 2011-2012 Policy Address, under which the hostel units would be rented to working youths aged 18 to 30 at a rate not exceeding 60% of market rental.

Deliberation Session

12. The Chairman remarked that it was not uncommon to find developments on elongated sites similar to that of the application in the urban area. Similar to other cases, the impact of the proposed development on the adjoining building would be dealt with at the

detailed design stage in compliance with the BO. A Member said that whilst it was legitimate for the applicant to develop the building up to the lot boundary, there should be restrictions on window openings when the adjoining building was developed so as not to project over the subject lot. The interface of the adjoining building with the proposed development would be dealt with by BD at the general building plan submission stage.

13. 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 29.7.2020, 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 landscape proposal to the satisfaction of the Director of Planning or of the TPB;
- (b) the implementation of the noise mitigation measures identified in the Noise and Air Quality Impact Assessment Report to the satisfaction of the Director of Environmental Protection or of the TPB; and
- (c) the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB.

14. 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 Miss Michelle M.S. Yuen, STP/TWK, for her attendance to answer Members' enquiries. She 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 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

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 660, 1253, 1461 (Part) and 1499 in D.D. 453 and adjoining Government Land, Western Monastery, Lo Wai, Tsuen Wan
(MPC Paper No. A/TW/477B)

Presentation and Question Sessions

15. 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 proposed minor relaxation of gross floor area and building height (BH) restrictions for permitted religious institution (ancillary monks dormitory);
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. The Chief Architect/Central Management Division 2, Architectural Services Department (CA/CMD2, ArchSD) advised that the proposed redevelopment of the monks dormitory seemed not incompatible with the existing Western Monastery complex and the rural setting. The applicant should review the design of the pitched roof together with the layout of Level 4 in order to reduce the height of the featured roof and/or overall massing of the building. The Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) had no adverse comments on the application as significant adverse visual impact was not anticipated. She, however, was of the view that achieving a coherent architectural style and character for the buildings at the Monastery did not necessarily require an increase in BH as submitted

by the applicant. The proposal with an increased BH and building footprint was not considered to display any apparent design merit associated with the relaxation under application. The possibility to incorporate dormitory use into the traditional Chinese pitched roof should be explored in order to reduce the BH of the proposed dormitory. Other concerned departments had no objection to or no adverse comment on the application;

- (d) during the first three weeks of the statutory publication period, three public comments were received. A member of Tsuen Wan District Council requested to know the comments of the Transport Department on the traffic assessment of the application. The remaining two individuals objected to the application mainly on visual, traffic, slope safety, and environmental grounds and possible abuse of usage. Also, the Monastery had lots of area and the main hall could be utilized for several usages. No local objection/view was received by the District Officer (Tsuen Wan); and
- (e) PlanD's views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. CTP/UD&L, PlanD advised that the scale and form of the proposed redevelopment was considered not incompatible with the surroundings and its architectural style was largely similar to the Monastery that significant visual impact was not anticipated. While one tree was proposed to be felled, there would be four compensatory trees. The proposal would not cause significant adverse environmental, traffic, infrastructural and geotechnical impacts. Regarding the comments of CA/CMD2, ArchSD and CTP&UD&L, PlanD on the design/height of the pitched roof to reduce the overall BH of the proposed dormitory, relevant advisory clauses were suggested. The applied BH of the current application was the same as some adjoining Government, institution or community (GIC) developments. There were also similar approved applications for BH relaxation for GIC developments nearby. Regarding the public comments, the assessments above were relevant.

16. Members had no question on the application.

Deliberation Session

17. A Member had no objection to the application but considered that the comments of CA/CMD2, ArchSD on the elevator tower design, barrier free access and provision of emergency vehicular access (EVA) should be included in the approval conditions should the application be approved. In response, the Chairman said that any new building development was required to comply with the prevailing legislations and regulations including, inter alia, barrier free access and EVA provision, which was administered by the Buildings Department under the Buildings Ordinance. Hence, it was considered not necessary to reflect ArchSD's comment in the approval condition, which had already been included in the recommended advisory clauses for information of the applicant, should the application be approved.

18. 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 29.7.2020, 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 the proposal for fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB;
- (b) the submission of a Geotechnical Planning Review Report and the implementation of the mitigation measures recommended therein to the satisfaction of the Director of Civil Engineering and Development or of the TPB; and
- (c) the submission and implementation of landscape proposal to the satisfaction of the Director of Planning or of the TPB.

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

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

[Miss Josephine Y.M. Lo, 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/H25/18 Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years in "Open Space" Zone, Basement Level B1 of the Car Park Complex, Hong Kong Convention and Exhibition Centre (Phase 1), 1 Harbour Road, Wan Chai, Hong Kong
(MPC Paper No. A/H25/18A)

20. The Secretary reported that the application was submitted by the Automall Limited, which was a subsidiary of New World Development Company Limited (NWD) and Kenneth To & Associates Limited (KTA) was one of the consultants of the applicant. The following Members had declared interests in the item:

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|---------------------|---|
| Mr Patrick H.T. Lau | - having current business dealings with a subsidiary of NWD and KTA; |
| Mr Dominic K.K. Lam | - having past business dealings with NWD; |
| Mr K.K. Cheung | - assisted Automall Limited in handling the previous application; and |

Mr Wilson Y.W. Fung - being the Director of the Hong Kong Business Accountants Association and the Chairman of the Hong Kong Dance Company, which received donations from NWD before.

21. The Committee agreed that as the interests of Mr Patrick H.T. Lau and Mr K.K. Cheung were direct, they should be invited to leave the meeting temporarily for the item. As Mr Dominic K.K. Lam had no involvement in the application and the interest of Mr Wilson Y.W. Fung was indirect, the Committee agreed that they could stay in the meeting.

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

Presentation and Question Sessions

22. With the aid of a PowerPoint presentation, Miss Josephine Y.M. Lo, STP/HK, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the temporary shop and services (motor-vehicle showroom) for a period of three years;
- (c) departmental comments – departmental comments were set out in paragraph 8 of the Paper. The Commissioner for Transport (C for T) had no comment on the parking demand surveys provided by the applicant, which showed showed that the parking demand could be accommodated at present with the current arrangement for mega events at the Hong Kong Convention and Exhibition Centre (HKCEC). However, he considered that in a standard and desirable design, transport facilities such as car parking spaces and loading/unloading areas should be provided within the premises, for the convenience of the car park users and to reduce the traffic load on the road network in the vicinity. He also noted that there had been public concerns on the lack of internal transport facilities for the HKCEC

etc., so that special arrangement on the adjacent road network had to be implemented when there were move-in/move-out activities for the mega events, causing inconvenience to the road users. As such, C for T advised that, from traffic point of view, the use of the application premises for temporary motor-vehicle showroom was not desirable, but could be tolerable based on the current arrangement. The Secretary for Commerce and Economic Development (SCED) also advised that from time to time, there were vehicles queuing outside HKCEC when major events were being held in HKCEC. Conversion of basement car park into a motor-vehicle showroom would reduce the number of parking spaces available to HKCEC visitors. Notwithstanding, both SCED and C for T considered that if the application was to be approved by the Town Planning Board, the approval period should be limited to not more than two years. Other concerned departments had no objection to or no adverse comment on the application;

- (d) during the first three weeks of the statutory publication period, four public comments were received and all of them objected to the application, mainly on the grounds that the application was not in line with the planning intention of the application premises nor the traffic need of the Wan Chai North area; the application premises should be converted to community or recreational uses if there was no genuine need for parking; approval of the application would worsen the condition of limited car parking provision; the approval period should be limited to one year to better fit in with the Administration's announced review on the provision standard of parking spaces; the proposed temporary motor-vehicle showroom caused illegal road-side parking and idling vehicles, resulting in adverse traffic condition and pollution; and the application premises being a public facility should not be rented via public tender. No local objection/view was received by the District Officer (Wan Chai); and
- (e) the Planning Department (PlanD)'s views – PlanD considered that the temporary shop and services (motor-vehicle showroom) could be tolerated for a period of 2 years based on the assessments set out in paragraph 10 of

the Paper, which were summarised as follows:

- (i) the proposed temporary motor-vehicle showroom, which had been in operation within the underground car park since 2003, would not affect the open space on top of it for public enjoyment and thus was considered not unacceptable from land use point of view;
- (ii) the applicant had not reduced the scale of the proposed use so as to make available more car parking spaces for the public as previously advised by the Town Planning Board. The applicant explained that the proposed motor-vehicle showroom with the scale maintained would not incur any adverse impact on the parking situation in the Wan Chai North Area, given that there were vacant car parking spaces available at the car parks at HKCEC (Phase 1) and the adjacent developments during major events at HKCEC based on the parking demand records;
- (iii) Both SCED and C for T expressed no objection to the application but considered that if the application was to be approved by the Town Planning Board, the approval period should be limited to not more than two years given that the parking demand might change with the passage of time and the on-going developments around the application premises, and to allow the Government to have a better control of supply and demand of the public car park in the interest of the public;
- (iv) on the safety aspect, the applicant had carried out measures to meet fire safety requirements. Also, major adverse impacts on the surroundings due to the proposed motor-vehicle showroom were not anticipated; and
- (v) regarding the public comments, the assessments above were relevant. On parking requirement and provision standard, C for T advised that HKCEC should timely review its own requirement, while the

Government would commence a review on parking policy and, if required, explore improvement measures. From lease aspect, the District Lands Officer/Hong Kong East, Lands Department advised that the lot was held under private ownership, there was no provision or covenant under the Conditions which required the lot owner to rent out the application premises via public tender. Regarding the proposed alternative use of the application premises, it was considered that the premises should be retained as a public car park to serve the parking demand in the area having taken into account C for T's advice.

23. Members had no question on the application.

Deliberation Session

24. After deliberation, the Committee decided to approve the application on a temporary basis for a period of two years, instead of three years sought, until 29.7.2018 on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- (a) no motor shows or car fairs or any related events should be undertaken at the premises;
- (b) the number of cars to be parked at the car parking area of the application premises shall not exceed 345 at any time;
- (c) the number of visitors allowed at the car parking area of the application premises shall not exceed 300 at any time;
- (d) to employ an independent professional to monitor the mechanical monitoring system to control the number of visitors to the car parking area of the application premises and prepare monitoring reports on a monthly basis;

- (e) to employ an Authorised Person to conduct audit checks on the monitoring system and the monitoring reports on the number of visitors to the car parking area of the application premises on a bi-monthly basis;
- (f) in relation to (e) above, to submit the audit reports every two months highlighting any non-compliance on the number of visitors to the car parking area of the application premises to the satisfaction of the Director of Buildings or of the TPB;
- (g) the provision of fire service installations within three months from the date of planning approval to the satisfaction of Director of Fire Services or of the TPB by 29.10.2016;
- (h) if any of the above planning conditions (a) to (f) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if the above planning condition (g) 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.

25. 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 Miss Josephine Y.M. Lo, STP/HK, for her attendance to answer Members' enquiries. She left the meeting at this point.]

Agenda Item 7

Any Other Business

26. There being no other business, the meeting closed at 9:45 a.m.