

TOWN PLANNING BOARD

**Minutes of 683rd Meeting of the
Metro Planning Committee held at 9:00 a.m. on 12.11.2021**

Present

Director of Planning
Mr Ivan M. K. Chung

Chairman

Mr Wilson Y.W. Fung

Vice-chairman

Dr Frankie W.C. Yeung

Dr Lawrence W.C. Poon

Mr Thomas O.S. Ho

Mr Alex T.H. Lai

Professor T.S. Liu

Ms Sandy H.Y. Wong

Mr Franklin Yu

Mr Stanley T.S. Choi

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Professor John C.Y. Ng

Professor Jonathan W.C. Wong

Dr Roger C.K. Chan

Mr C.H. Tse

Assistant Commissioner for Transport (Urban),
Transport Department
Mr Patrick K.H. Ho

Chief Engineer (Works), Home Affairs Department
Mr. Paul Y.K. Au

Principal Environmental Protection Officer (Metro Assessment),
Environmental Protection Department
Dr Sunny C.W. Cheung

Assistant Director (Regional 1), Lands Department
Mr Albert K.L. Cheung

Deputy Director of Planning/District
Mr C.K. Yip

Secretary

In Attendance

Assistant Director of Planning/Board
Ms Lily Y.M. Yam

Chief Town Planner/Town Planning Board
Ms Johanna W.Y. Cheng

Assistant Town Planner/Town Planning Board
Mr Jimmy C.H. Lee

Opening Remarks

1. The Chairman said that the meeting would be conducted with video conferencing arrangement.

Agenda Item 1

Confirmation of the Draft Minutes of the 682nd MPC Meeting held on 29.10.2021

[Open Meeting]

2. The draft minutes of the 682nd MPC meeting held on 29.10.2021 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

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

Agenda Item 4

Section 16 Application

[Open Meeting]

A/K5/841 Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Office, Shop and Services, Eating Place, Institutional Use (not elsewhere specified), Place of Recreation, Sports or Culture and Training Centre Uses in "Other Specified Uses" annotated "Business (2)" Zone, 800 & 828 Cheung Sha Wan Road, 601-603 Tai Nan West Street, Cheung Sha Wan, Kowloon
(MPC Paper No. A/K5/841)

8. The Secretary reported that Wong & Ouyang (Hong Kong) Limited (WOHK) was one of the consultants of the applicant. The following Members had declared interests on the item:

- | | | |
|------------------|---|--|
| Mr Franklin Yu | - | having current business dealings with WOHK;
and |
| Mr Alex T.H. Lai | - | his former firm having current business dealings
with WOHK. |

9. The Committee noted that the applicant had requested deferment of consideration of the application and Mr Franklin Yu had not yet arrived to join the meeting. As Mr Alex T.H. Lai had no involvement in the application, the Committee agreed that he could stay in

Mr Alex T.H. Lai - his former firm having current business dealings with WOHK.

13. The Committee noted that the applicant had requested deferment of consideration of the application and Mr Franklin Yu had not yet arrived to join the meeting. As Mr Alex T.H. Lai had no involvement in the application, the Committee agreed that he could stay in the meeting.

14. The Committee noted that the applicant's representative requested on 27.10.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

15. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 6

Section 16 Application

[Open Meeting]

A/KC/481 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Information Technology and Telecommunications Industries (Data Centre) in "Industrial" Zone, 13-17 Wah Sing Street, Kwai Chung, New Territories
(MPC Paper No. A/KC/481)

16. The Committee noted that the applicant's representative requested on 27.10.2021

deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

17. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 7

Section 16 Application

[Open Meeting]

A/KC/482 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Non-polluting Industrial Use (excluding Industrial Undertakings involving the use/storage of Dangerous Goods) in "Other Specified Uses" annotated "Business" Zone, 30-34 Kwai Wing Road, Kwai Chung, New Territories
(MPC Paper No. A/KC/482)

18. The Secretary reported that Fruit Design and Build Limited (FDB) was the consultant of the applicant. Mr Alex T.H. Lai had declared an interest on the item for his former firm having current business dealings with FDB.

19. The Committee noted that the applicant had requested deferment of consideration of the application. As Mr Alex T.H. Lai had no involvement in the application, the Committee agreed that he could stay in the meeting.

20. The Committee noted that the applicant's representative requested on 27.10.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

21. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 8

Section 16 Application

[Open Meeting]

A/KC/483 Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Office, Shop and Services, and Eating Place Uses in "Other Specified Uses" annotated "Business" Zone, 10-16 Kwai Ting Road, Kwai Chung, New Territories
(MPC Paper No. A/KC/483)

22. The Secretary reported that Ove Arup & Partners Hong Kong Limited (ARUP) was one of the consultants of the applicant. The following Members had declared interests on the item:

Mr Thomas O.S. Ho	}	having current business dealings with ARUP; and
Mr Franklin Yu		
Mr Alex T.H. Lai	-	his former firm having current business dealings with ARUP.

23. The Committee noted that the applicant had requested deferment of consideration of the application and Messrs Thomas O.S. Ho and Franklin Yu had not yet arrived to join the meeting. As Mr Alex T.H. Lai had no involvement in the application, the Committee agreed that he could stay in the meeting.

24. The Committee noted that the applicant's representative requested on 1.11.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested 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 two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/KC/484 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Information Technology and Telecommunications Industries (Data Centre) in "Other Specified Uses" annotated "Business" Zone, 57-61 Ta Chuen Ping Street, Kwai Chung, New Territories
(MPC Paper No. A/KC/484)

26. The Committee noted that the applicant's representative requested on 27.10.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the

applicant requested deferment of the application.

27. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 10

Section 16 Application

[Open Meeting]

A/TW/527 Proposed Comprehensive Residential (Flat) and Social Welfare Facility (Child Care Centre) Development with Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions (Amendments to Approved Master Layout Plan) in "Comprehensive Development Area (3)" Zone, Tsuen Wan Town Lots 126, 137, 160 and 363, and adjoining Government Land, Tsuen Wan, New Territories
(MPC Paper No. A/TW/527B)

28. The Secretary reported that the application site was located in Tsuen Wan and the application was submitted by Tippon Investment Enterprises Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK) and AECOM Asia Company Limited (AECOM) was one of the consultants of the applicant. The following Members had declared interests on the item:

Mr Thomas O.S. Ho - having current business dealings with SHK and AECOM;

- Mr Franklin Yu - his spouse being an employee of SHK;
- Mr Alex T.H. Lai - his former firm having current business dealings with SHK and AECOM;
- Mr Stanley T.S. Choi - his spouse being a director of a company which owned properties in Tsuen Wan;
- Professor John C.Y. Ng - his spouse owning a flat in Tsuen Wan; and
- Ms Lilian S.K. Law - being a former Executive Director and Committee Member of The Boys' & Girls' Clubs Association of Hong Kong which had received sponsorship from SHK.

29. The Committee noted that the applicant had requested deferment of consideration of the application and Messrs Thomas O.S. Ho and Franklin Yu had not yet arrived to join the meeting. As the interest of Ms Lilian S.K. Law was indirect, and Mr Alex T.H. Lai had no involvement in the application and the properties related to Mr Stanley T.S. Choi's spouse and Professor John C.Y. Ng's spouse had no direct view of the application site, the Committee agreed that they could stay in the meeting.

30. The Committee noted that the applicant's representative requested on 4.11.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the third time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted three rounds of further information to address departmental comments.

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

applicant that two months were allowed for preparation of the submission of further information. Since it was the third deferment and a total of six months had been allowed for preparation of the submission of further information, no further deferment would be granted unless under very special circumstances.

Hong Kong District

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/H6/91 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Flat Use in “Residential (Group B)” Zone, 4, 4A, 4B and 4C Tai Hang Road, Hong Kong
(MPC Paper No. A/H6/91A)

32. The Secretary reported that the application site was located in Tai Hang, and Dennis Lau & Ng Chun Man Architects Limited (DLN) and Savills Valuation and Professional Services Limited (Savills) were two of the consultants of the applicant. The following Members had declared interests on the item:

Mr Alex T.H. Lai - his former firm having current business dealings with DLN and Savills; and

Ms Sandy H.Y. Wong - self-occupying a flat in Tai Hang.

33. The Committee noted that the applicant had requested deferment of consideration of the application. As the interest of Ms Sandy H.Y. Wong was direct, the Committee agreed that she could stay in the meeting but should refrain from discussion in the meeting. As Mr Alex T.H. Lai had no involvement in the application, the Committee agreed that he could stay in the meeting.

34. The Committee noted that the applicant’s representative requested on 26.10.2021 deferment of consideration of the application for two months so as to allow more time for further consultation with relevant government departments to resolve major technical issues.

It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

35. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. Since it was the second deferment and a total of four months had been allowed for preparation of the submission of further information, no further deferment would be granted unless under very special circumstances.

Kowloon District

Agenda Item 12

[Open Meeting]

S/K15/25 Proposed Amendments to the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/25
(MPC Paper No. 8/21)

36. The Secretary reported that the proposed amendment items involved two public housing developments to be developed by the Hong Kong Housing Society (HKHS) and Hong Kong Housing Authority (HKHA), which were supported by a Feasibility Study (FS) and a Design Review respectively, both commissioned by the Civil Engineering and Development Department (CEDD) with AECOM Asia Company Limited (AECOM) as the consultants. Amendments to the Notes of the outline zoning plan (OZP) were also proposed to take forward the decision of the Committee on a s.12A application No. Y/K15/4, which was submitted by Main Wealth Development Limited, a joint venture of owners of Yau Tong Marine Lots including Sun Hung Kai Properties Limited (SHK), Henderson Land Development Limited (HLD), Hang Lung Group Limited, (HLG), Swire Properties Limited,

(Swire), Wheelock Properties (HK) Limited (Wheelock), Central Development Limited, Moreland Limited and Fu Fai Enterprises Limited. Ove Arup & Partners Hong Kong Limited (ARUP) and MVA Hong Kong Limited (MVA) were two of the consultants of the s.12A application. The following Members had declared interests on the item:

- Mr Ivan M.K. Chung - being an ex-officio member of the Supervisory Board of HKHS;
(Chairman)
(as the Director of Planning)

- Mr Paul Au - being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidized Housing Committee of HKHA;
(as Chief Engineer (Works), Home Affairs Department)

- Mr Thomas O.S. Ho - having current business dealings with HKHA, AECOM, SHK, Swire, Wheelock, ARUP and MVA;

- Dr Lawrence W.C. Poon - his spouse being an employee of the Housing Department (the executive arm of HKHA), but not involved in planning work;

- Mr Franklin Yu - being a member of Building Committee and Tender Committee of HKHA, and having current business dealings with ARUP and his spouse being an employee of SHK;

- Mr Alex T.H. Lai - his former firm having business dealings with HKHA, HKHS, SHK, HLD, HLG, Swire, Wheelock and ARUP;

- Mr Daniel K.S. Lau - being a member of HKHS; and

Ms Lilian S.K. Law - being a former Executive Director and Committee Member of The Boys' & Girls' Clubs Association of Hong Kong which had received sponsorship from SHK.

37. The Committee noted that Messrs Franklin Yu and Thomas O.S. Ho had not yet arrived to join the meeting. The Committee noted that according to the procedure and practice adopted by the Town Planning Board (the Board), as the proposed amendments for public housing developments were the subjects of amendments to the OZP proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA and HKHS on the item only needed to be recorded and they could stay in the meeting. As the interest of Ms Lilian S.K. Law was indirect and Mr Alex T.H. Lai had no involvement in the amendment item relating to the s.12A application, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

38. The following representatives from Planning Department (PlanD), CEDD and AECOM were invited to the meeting at this point:

PlanD

Ms Katy C. W. Fung - District Planning Officer/Kowloon (DPO/K)

Ms Jessie K. P. Kwan - Senior Town Planner/Kowloon (STP/K)

CEDD

Mr Clarence C.T. Yeung - Chief Engineer/South 1 (CE/S1)

Mr Peter K.C. Poon - Senior Engineer/2 (South) (SE/2(S))

Consultants

Mr David Ho - Project Director, AECOM

Ms Winnie Poon	-	Senior Engineer, AECOM
Mr Patrick Lai	-	Senior Environmental Consultant (Cultural Heritage), AECOM
Ms Elly Leung	-	Senior Landscape Architect, AECOM

39. With the aid of a Powerpoint presentation, Ms Jessie K. P. Kwan, STP/K, PlanD briefed Members on the background, the proposed rezoning for the two public housing developments (viz. the Cha Kwo Ling Village (CKLV) Development and the Ex-Cha Kwo Ling Kaolin Mine Site (ex-CKLKMS) Phase 2 Development), the proposed amendments to the Notes of the OZP, technical considerations, provision of Government, institution and community (GIC) facilities in the area, consultation conducted and departmental comments as detailed in the Paper. Amendment Items A1 to A6 included rezoning proposals for the proposed public housing at CKLV Development with provision of GIC facilities and roads, footpaths and roadside amenity according to the recommendations under the FS for CKLV Development. Amendment Items B1 and B2 included rezoning proposals for the ex-CKLKMS Phase 2 Development with provision of GIC facilities and enlargement of a planned school site. Amendments to the Notes of the OZP were proposed to take forward the decision of the Committee on 20.3.2020 on a s.12A application No. Y/K15/4 in that the Remarks in the Notes of the OZP for the “Comprehensive Development Area” zone at Yau Tong Bay would be amended to specify the requirement on provision of public vehicle park (PVP) and to allow for disregarding floor space of PVP, as required by the Government, from gross floor area calculation.

[Dr Lawrence W.C. Poon left the meeting temporarily during PlanD’s presentation and Dr Frankie W.C. Yeung joined the meeting at this point.]

40. As the presentation by PlanD’s representative had been completed, the Chairman invited questions from Members.

41. The Chairperson and some Members raised the following questions:

The Public Housing Developments

- (a) the rationale behind the proposed non-domestic plot ratio (PR) of 1, instead of 1.5, for the CKLV Development, and whether there was scope to transfer some of the non-domestic PR for domestic uses so as to provide more housing units;
- (b) the ratio of public rental housing and subsidised sale flats to be provided in the proposed public housing developments, and the major considerations for such ratio;
- (c) the development programme of the public housing developments;

Traffic Impact and Accessibility

- (d) noting the sloping topography of the area, whether there was any facility, such as escalator, proposed to help the future residents to get around the area and access the MTR Lam Tin Station and the proposed public transport interchange (PTI) at CKLV site;
- (e) whether there was scope to further improve pedestrian accessibility between the ex-CKLKMS development and MTR Lam Tin Station;
- (f) noting that the existing traffic in the area was quite heavy and congestions were observed during peak hours, especially for the traffic coming off Kwun Tong Bypass to the Laguna City at junction of Wai Fat Road/Wai Yip Street, whether the impact assessment conducted had taken into account the existing conditions as well as the additional traffic to be generated from the two proposed public housing developments;

Layout and Design

- (g) the CKLV and ex-CKLKMS sites were separated by a proposed access road and whether there was scope to combine the two sites for development;
- (h) the spatial planning considerations in formulating the layout of the CKLV Development;

- (i) whether an indicative building height (BH) for the planned joint-user government complex under Amendment Item A2 was available;
- (j) the proposed public housing developments were in close proximity to the harbour and whether suitable measures were proposed to avoid adversely affecting the waterfront environment;
- (k) the flat size and assumed number of persons per flat for the proposed public housing developments;

GIC Facilities

- (l) whether residential care home for the elderly (RCHE) would be provided in the public housing developments;
- (m) it was projected that in about 10 years' time, about 28% of the overall population would be elderly i.e. aged 65 or above. In this regard, whether there was plan to make GIC facilities more accessible to the elderly population;
- (n) whether there was sufficient out-patient clinic/healthcare facility to serve the local residents;
- (o) why a 30-classroom primary school was planned under Amendment Item B2 at the ex-CKLKMS Phase 2 Development while the Education Bureau (EDB) had not requested the provision of a primary school in the CKLV Development;

Preservation

- (p) whether the CKL Villagers Fraternity Association (CKLVFA) was still in active operation, and whether there was scope to re-provision the office for the affected CKLVFA in the proposed public housing development at the CKLV site;
- (q) what the proposed arrangements were for preservation/adaptive-reuse for the Law Mansion, in particular the party responsible for operation and

management and maintenance (M&M) in the future;

Other Issues

- (r) site formation levels of the CKLV Development and ex-CKLKMS Phase 2 Development, and the volume of excavation needed for the two developments;
- (s) the number of affectees currently residing in the CKLV squatter area; and
- (t) whether the Government had plans for further informing and consulting the affectees and the public in the subsequent stages as the development proceeded.

42. In response, Ms Katy C. W. Fung, DPO/K, PlanD, Ms Jessie K. P. Kwan, STP/K, PlanD, Mr Clarence C.T. Yeung, CE/S1, CEDD, and Mr Peter K.C. Poon, SE/2(S), CEDD, made the following main points:

The Public Housing Developments

- (a) a maximum domestic GFA of 227,250m² (equivalent to a PR of 7.5) and a maximum non-domestic GFA of 30,300m² (equivalent to a PR of 1.0) were proposed for the CKLV site. The PR of 7.5 was in line with the maximum domestic PR stipulated on OZPs for residential zones in Kowloon. As social welfare facilities of not less than 5% of proposed domestic GFA would be provided in the proposed public housing development in CKLV and the relevant floor space would be exempted from PR calculation, the non-domestic PR of 1 as currently proposed was considered appropriate to optimise the building mass for this waterfront site;
- (b) the mix of public rental housing and subsidised sale flats in the proposed public housing developments was yet to be decided at the current juncture and would be subject to further review amongst the relevant bureaux/departments (B/Ds);
- (c) the estimated first population intake and completion year were 2030/31 and

2033/34 respectively;

Traffic Impact and Accessibility

- (d) currently, residents of CKLV and Laguna City could get to the MTR Lam Tin Station via CKL Road and Sin Fat Road either on foot or by the minibus service, or by utilising the elevator at Yung Fung Shee Memorial Centre then walk to MTR Lam Tin Station. Similar arrangement was proposed for the CKLV Development. A new PTI was proposed under the joint-user government complex at the northern part of the CKLV site and a new pedestrian footbridge linking the proposed joint-user government complex would be provided to enhance the connectivity between the proposed CKLV and ex-CKLKMS developments, and the MTR Lam Tin Station. Future residents at the ex-CKLKMS development could make use of the new footbridge and elevators for accessing the new PTI in CKLV site ;
- (e) the ex-CKLKMS development was located within an easy walking distance to the MTR Lam Tin Station and there was no plan at the current juncture to provide additional connecting facilities;
- (f) according to the findings of the Preliminary Traffic and Transport Impact Assessment (TTIA) conducted under the FS, the proposed developments at the CKLV and ex-CKLKMS would not result in unacceptable adverse traffic impact on the existing road network/junctions upon implementation of planned/being constructed road and junction improvement works. The traffic improvement works under the CKLV and ex-CKLKMS Phase 2 Developments would include, inter alia, the construction of a new vehicular access road connecting the access road of ex-CKLKMS development to CKL Road which would improve the local road capacity and allow the traffic from the ex-CKLKMS development to go directly onto CKL Road instead of Sin Fat Road which was already busy. Junction improvement works would also be carried out at the Wai Fat Road/Wai Yip Street junction to improve the traffic condition. The Commissioner for Transport had been consulted on the Preliminary TTIA and agreed on the proposed

traffic improvement works;

Layout and Design

- (g) one of the major constraints in formulating layouts of the two sites was the significant level difference between the ex-CKLKMS Phase 2 Development (+32mPD) and CKLV Development (+4mPD to +10mPD). There was technical difficulty in developing the two sites on same platform. On the other hand, the nearby residents had strongly requested for a new access road throughout the different stages of public consultation. In view of the above, an access road was proposed between the two sites to link up CKL Road and the ex-CKLKMS development so as to improve the capacity of the local road network. The current alignment of the proposed access road had duly considered the topography and avoided encroachment onto the Tin Hau Temple (CKL), as well as to maintain a suitable distance from the Tseung Kwan O – Lam Tin Tunnel and its associated roundabout currently under construction;
- (h) regarding the layout of buildings within the CKLV Development, the proposed joint-user government complex was planned at the northern side of CKLV site in order to serve both the existing residential clusters near Laguna City and the future public housing developments. As the alignment of the CKL Tunnel of Trunk Road T2 would run underneath the central part of the CKLV site, no residential tower was proposed in this part of the site so as to avoid exerting excessive loading onto the tunnel. Instead, a standard sub-divisional fire station cum ambulance depot was proposed above the CKL Tunnel, taking into account Fire Services Department's operational needs and the requirements stipulated under the Hong Kong Planning Standards and Guidelines;
- (i) the proposed joint-user government complex would be developed under the "Single Site, Multiple Use" ("SSMU") model. The complex would accommodate a sports centre, a PTI, some social welfare facilities and facilities of the Department of Health. As the PTI and the arena of the sports centre to be provided in the proposed joint-user government complex

would normally have a higher headroom, to allow design flexibility in the detailed design stage and to accommodate any changes/increase in GIC uses to meet community's needs, no BH restriction was proposed. The actual GIC facility provision would be finalised by relevant B/Ds at the detailed design stage;

- (j) the proposed high-density public housing developments would inevitably result in an altered visual character for the area. To minimise the potential visual impact, a stepped BH profile descending from inland to the waterfront was proposed. Suitable layouts would be adopted in both the CKLV and ex-CKLKMS Phase 2 Developments to avoid encroaching onto the prevailing wind corridors, and suitable design measures such as building gaps and urban window would be incorporated. Regarding the waterfront environment, a public waterfront promenade would be provided to the west of the CKLV Development across CKL Road by the Vocational Training Council outside its new campus. The waterfront promenade in the area would be able to link up with the existing waterfront promenade in Kwun Tong and the planned waterfront promenade in the Yau Tong Bay area. The Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing of the Harbourfront Commission had been consulted on the proposed developments and in general had no in-principle objection;
- (k) according to HKHS, an average flat size of about 50m² and 2.8 persons per flat were assumed for the CKLV Development;

GIC Facilities

- (l) the CKLV Development and the ex-CKLKMS Phase 2 Development would each provide a 250-bed RCHE;
- (m) elderly facilities would be provided on the lowers floors of the public housing developments for convenience of the elderly. Social welfare facilities would be provided and designed in accordance with the Social Welfare Department's requirements;
- (n) the nearest hospital was United Christian Hospital, and there were existing

out-patient facilities at the Yung Fung Shee Memorial Centre serving the community in the vicinity of CKLV site. Under the “SSMU” model, the Department of Health would consider providing healthcare facilities at the proposed joint-user government complex;

- (o) a site zoned “G/IC” within the ex-CKLKMS development was reserved for the provision of a planned 30-classroom primary school, but the EDB had not requested further reserving another site for the school use within the CKLV Development. As advised by the EDB, the provision of public sector primary school places was planned on a district basis (instead of the K15 Planning Area). While there was a deficit in terms of provision of primary school places on the OZP level for the K15 Planning Area, EDB would duly consider factors such as the latest projections of school-age population, other factors that might affect the demand for school places in certain districts as well as the prevailing education policies when tendering their advice on whether additional school site was required;

Preservation

- (p) CKLVFA was currently in operation and it held various celebratory events (e.g. Cantonese opera performance and parade) during the Tin Hau Festival. Should there be request from the CKLVFA for repovisioning their office in the future CKLV Development, concerned B/Ds would consider such request upon formal application from CKLVFA. HKHS also considered there was scope to suitably accommodate such request in the detailed design stage;
- (q) according to the preliminary proposal by HKHS, the Law Mansion, which was a Grade 3 historic building, would be revitalized and integrated into the CKLV Development, and the M&M responsibility of the Law Mansion would be taken up by HKHS and the future tenant of the Law Mansion. Notwithstanding the above, the future use of the Law Mansion would be subject to the result and recommendation of the Heritage Impact Assessment (HIA) and it was uncertain at the current stage whether the building would be used by a non-governmental organization;

Other Issues

- (r) the site formation levels of the ex-CKLKMS Phase 2 Development and CKLV Development were proposed to be at 32mPD and 4-10mPD respectively. For the CKLV Development, approximately 640,000m³ of rock/soil would be excavated, which might be used as backfill material at the site or other projects;
- (s) according to the records of the Lands Department (LandsD), there were about 463 surveyed squatter structures in CKLV. The number of residents to be affected was not available as the freezing survey had yet to be conducted by LandsD; and
- (t) in May 2021, the affected villagers/operators of CKLV were invited to a Town Hall briefing session jointly arranged by CEDD, LandsD and PlanD. A team of social-workers had been arranged to reach out to the affectees and to introduce the C&R arrangements to them.

43. In response to a Member's enquiry on whether the average flat size in the proposed developments had adhered to the objective set out under the Final Recommendations of the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" (HK 2030+), the Chairman remarked that the HK 2030+ released in October 2021 reflected the Government's long-term vision to enhance the provision of home space and the upcoming planning studies and development projects would adopt the new standards for average living space as appropriate. However, for on-going studies and development projects that were already underway, including the CKLV and ex-CKLKMS Phase 2 Developments, the enhanced standards recommended under the HK 2030+ would not be applicable.

44. A Member asked whether there was scope for additional road or pedestrian facilities such as elevator or escalator to be provided in the area in the future. The Chairman remarked that provision of public road was always permitted under the OZP. Mr Clarence C.T. Yeung, CE/S1, CEDD, and Ms Jessie K. P. Kwan, STP/K, PlanD, supplemented that upon finalising the alignments of the proposed access roads and associated structures, they would be gazetted under the Roads (Works, Use and Compensation) Ordinance (Cap. 370) and shall be deemed to be approved under the Town Planning Ordinance (Cap. 131).

45. A Member opined that the enhancement of the layout of CKLV and ex-CKLKMS Phase 2 Developments to achieve better integration and utilisation of space should be explored.

46. Two Members considered that a holistic approach should be adopted for preservation of the Law Mansion and Tin Hau Temple (CKL), and enquired about the possible measures to preserve the intangible heritage, culture and social fabrics in the area, and suggested that a community space could be provided for holding traditional activities of the CKLV. In response, Ms Katy C. W. Fung, DPO/K, PlanD, said that the Tin Hau Temple (CKL) would not be affected by the CKLV Development. To serve as a transition between the proposed housing development and the Tin Hau Temple (CKL), a buffer area of not less than 900m² would be designated within the CKLV Development and there was scope to use that area for festival activities. For heritage conservation, HIAs would be conducted by CEDD and HKHS respectively, and submitted to the Antiquities and Monuments Office for approval and for endorsement by the Antiquities Advisory Board. In accordance with the findings/recommendations of the HIAs, elements of the CKLV with historical significance would be preserved where practicable.

47. With regard to Members' views on the layout of CKLV and ex-CKLKMS Phase 2 Developments and preservation of historic and cultural elements in the area, the Chairman remarked that they would be conveyed to HKHS and relevant B/Ds for their consideration at the detailed design stage.

48. Members had no questions regarding other proposed amendments to the OZP and generally considered that they were acceptable.

49. After deliberation, the Committee decided to:

- “(a) agree to the proposed amendments to the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP and that the draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/25A at Attachment II of the Paper (to be renumbered to S/K15/26 upon exhibition) and its Notes at Attachment III were suitable for exhibition under section 5 of the Town Planning Ordinance; and
- (b) adopt the revised Explanatory Statement at Attachment IV of the Paper for

the draft Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/25A as an expression of the planning intentions and objectives of the Board for the various land use zonings of the OZP and the revised Explanatory Statement (ES) would be published together with the OZP.”

50. The Committee noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revision would be submitted for the Board’s consideration.

[Professor Jonathan W.C. Wong and Mr Alex T.H. Lai left the meeting during discussion of the item.]

[The Chairman thanked the government representatives and the consultants from AECOM for their attendance to answer Members’ enquiries. They left the meeting at this point.]

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

[Dr Lawrence W.C. Poon rejoined and Messrs Thomas O.S. Ho and Franklin Yu joined the meeting at this point.]

Agenda Item 13

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/K10/269 Proposed Flat, Shop and Services and Eating Place in “Residential (Group E)” Zone, 21 Yuk Yat Street, To Kwa Wan, Kowloon
(MPC Paper No. A/K10/269A)

51. The Secretary reported that the application site (the Site) was located in To Kwa Wan. Mr C.H. Tse had declared an interest on the item for his close relative owning a flat in Ma Tau Kok. As the property owned by Mr C.H. Tse’s close relative had no direct view of the application site, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

52. With the aid of a Powerpoint presentation, Mr C.H. Mak, STP/K, briefed Members on the background of the application, the proposed use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. Planning Department (PlanD) had no objection to the application.

53. Some Members raised the following questions:

- (a) whether the subject industrial building (IB) at the Site was used for newspaper publishing before;
- (b) the average size of residential flats in the proposed development;
- (c) whether the proposed building setback and greenery provision were comparable to those in the approved similar applications in the area, and whether tree planting was proposed in the setback area;
- (d) whether the applicant had proposed to use greywater for irrigation of the greenery;
- (e) whether the proposed development would result in adverse air ventilation impact and whether mitigation measures on air quality and noise impact were proposed;
- (f) whether there were any constraints limiting the disposition of the proposed building, in particular the orientation of windows of the flats;
- (g) whether the remaining IBs in the vicinity within the “R(E)” zone were occupied by industrial operations, including polluting industrial activities, and whether there was any information available regarding redevelopment of those IBs;
- (h) whether there were plans for relocation/redevelopment/improvement of the nearby To Kwa Wan Vehicle Examination Centre (VEC), bus terminus to the northeast of the Site and the waterfront promenade; and

- (i) by comparing Drawings A-5 and A-6, it was noted that there was an extra unit on the northern corner of the building for 14/F to 23/F. In that regard, whether any supporting structures were proposed in the corresponding location below the 14/F.

54. In response, Mr C.H. Mak, STP/K, made the following main points:

- (a) the subject IB was previously owned by United Daily News, a newspaper publisher, and subsequently sold to the current owner (which was a local property developer) in late 2020. The adjacent IB named Oriental Daily News Building was also once occupied by Oriental Daily News;
- (b) based on the applicant's proposal, the proposed average flat size of the development was 36.8m², which was similar to those of the approved similar applications;
- (c) there was no setback requirement stipulated in the OZP for the "R(E)" zone. However, based on the findings of the Environmental Assessment (EA) conducted by the applicant, a 2.4m setback fronting Yuk Yat Street was proposed so as to create a 5m buffer between the proposed building and the kerbside to address air quality issues arising from vehicle emissions. The proposed setback could help increase the overall width of the footpath to facilitate pedestrian movement. While the applicant had not proposed tree planting in the setback area, vertical greening on the façade facing Yuk Yat Street was proposed to enhance the streetscape. Similar setbacks had been proposed in some of the approved similar applications in the "R(E)" zone in the vicinity;
- (d) according to the applicant, details of the irrigation system for the greenery, including the source of water, would be determined at the detailed design stage;
- (e) the proposed redevelopment complied with the building height (BH) restriction under the OZP and would provide sufficient separation from the existing buildings nearby. No significant adverse air ventilation impact

was anticipated. The applicant had conducted an EA and proposed mitigation measures such as acoustic windows and enhanced acoustic balconies to address the potential noise impact. No insurmountable air quality and noise issues were anticipated, and the Director of Environmental Protection had no adverse comment on the application;

- (f) there was no restriction regarding window orientation from technical point of view. Another residential development at 9 Yuk Yat Street named Bayview had adopted a dual-aspect design. The current scheme with windows facing southwest might be a design decision aimed to capture the view of the harbour, Hoi Sum Park and the nearby playground;
- (g) some of the sites along Yuk Yat Street had been redeveloped/had obtained planning permission for residential use. Some of the IBs in the “R(E)” zone were under fragmented ownership, and they were mainly occupied by storage, studios and offices on the upper floors and motor-vehicle repair workshops on the ground floor. Polluting industrial activity was not observed during site visit to the area. Regarding the programme of redevelopment of those IBs in the area, it would largely depend on private initiatives as well as market forces;
- (h) the To Kwa Wan VEC, the waterfront promenade and the bus terminus all fell within the Kai Tak Development area. Transport Department already had plans to relocate the VEC, which fell within the “Open Space” zone. Regarding the nearby existing waterfront promenade which was zoned “Open Space” on the Kai Tak OZP, it would be connected to Hung Hom Waterfront Promenade to the south and Kai Tak Metro Park to the north in the future. For the bus terminus to the northeast of the site, it was still in operation alongside the Kowloon City Ferry Pier; and
- (i) according to the floor plans and photomontage submitted by the applicant, there was no column below 14/F of the building to support the concerned northern portion. The feasibility of such design would be a matter of engineering and structural consideration upon implementation.

[Mr Stanley T.S. Choi left the meeting during the question and answer session.]

Deliberation Session

55. The Chairman recapitulated that the planning intention of the “R(E)” zone was primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board (the Board). Approval of the application would be subject to the resolution of potential industrial/residential interface issues. For the subject application, the proposed development parameters were in compliance with the plot ratio and BH restrictions stipulated under the OZP and relevant departments had no adverse comment on the application.

56. Some Members considered that further action could be taken by the applicant to enhance the pedestrian environment and sustainability performance of the proposed development, including the provision of tree plantings and a canopy as shading/rain-shelter within the setback area, and the use of grey water for irrigation purpose. Of them, two Members noted that that building setbacks from Yuk Yat Street had been incorporated in nearby redevelopments, and opined that the pedestrian footpath along the entire street should be setback in a similar manner to enhance the streetscape and pedestrian environment. Regarding the proposed layout of the residential flats, a Member pointed out that some of the flats had bathroom with no windows, and the applicant should explore whether there was scope to improve the floor layout so as to provide better air ventilation and natural lighting for the future residents.

57. Members generally considered that the application was acceptable. The Chairman suggested that Members’ views regarding the setback area and provision of landscaping therein, irrigation arrangements as well as enhancement of floor layout should be conveyed to the applicant as an advisory clause. Members agreed.

58. A Member made a general remark and expressed concerns on the deteriorating conditions of the nearby piers, in particular the Kowloon City Ferry Pier. In response, the Chairperson said that while the issue was not directly related to the application, it would be properly recorded in the minutes for future reference.

59. 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 12.11.2025, 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 a revised Noise Impact Assessment and the implementation of the noise mitigation measures identified therein for the proposed development to the satisfaction of Director of Environmental Protection or of the Town Planning Board;
- (b) the submission of Land Contamination Assessments in accordance with the prevailing guidelines and the implementation of the remediation measures identified therein prior to development of the site to the satisfaction of Director of Environmental Protection or of the Town Planning Board;
- (c) the submission of a revised Sewerage Impact Assessment to the satisfaction of Director of Environmental Protection or of the Town Planning Board;
- (d) the implementation of the local sewerage upgrading/sewerage connection works as identified in the Sewerage Impact Assessment under condition (c) to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (e) the design and 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.”

60. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix IV of the Paper and the following additional advisory clause:

“ the applicant should explore the scope to refine the design of the setback area and provide landscaping within it, as well as the use of recycled water for irrigation of greenery and enhancement of floor layout of the development.”

[The Chairman thanked Mr C.H. Mak, STP/K, for his attendance to answer Members' enquiries. He left the meeting at this point.]

Agenda Item 14

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/K14/808 Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Office and Shop and Services Uses in "Other Specified Uses" annotated "Business" Zone, 201 Wai Yip Street, Kwun Tong, Kowloon
(MPC Paper No. A/K14/808)

61. The Committee noted that the applicant's representative requested on 28.10.2021 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

62. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 15

Any Other Business

63. There being no other business, the meeting was closed at 11:45 a.m.