

TOWN PLANNING BOARD

Minutes of 458th Meeting of the Metro Planning Committee held at 9:00 a.m. on 6.1.2012

Present

Director of Planning
Mr. Jimmy C.F. Leung

Chairman

Mr. K.Y. Leung

Vice-chairman

Mr. Raymond Y.M. Chan

Mr. Felix W. Fong

Dr. Winnie S.M. Tang

Professor C.M. Hui

Mr. Clarence W.C. Leung

Mr. Laurence L.J. Li

Mr. Roger K.H. Luk

Professor S.C. Wong

Ms. L.P. Yau

Assistant Commissioner for Transport (Urban),
Transport Department
Mr. David To

Assistant Director(2), Home Affairs Department
Mr. Eric Hui
Principal Environmental Protection Officer (Metro Assessment),

Environmental Protection Department
Mr. Ken Y.K. Wong

Assistant Director/Kowloon, Lands Department
Ms. Olga Lam

Deputy Director of Planning/District
Miss Ophelia Y.S. Wong

Secretary

Absent with Apologies

Professor P.P. Ho

Ms. Maggie M.K. Chan

Ms. Julia M.K. Lau

Mr. Maurice W.M. Lee

In Attendance

Assistant Director of Planning/Board
Mr. C.T. Ling

Chief Town Planner/Town Planning Board
Ms. Christine K.C. Tse

Town Planner/Town Planning Board
Mr. William W.L. Chan

Agenda Item 1

Confirmation of the Draft Minutes of the 457th MPC Meeting held on 16.12.2011

[Open Meeting]

1. The draft minutes of the 457th MPC meeting held on 16.12.2011 were confirmed without amendments.

Agenda Item 2

Matters Arising

[Open Meeting]

2. The Secretary reported that there were no matters arising from the last meeting.

[Ms. Olga Lam arrived to join the meeting at this point.]

Tsuen Wan and West Kowloon District

[Mr. C.K. Soh, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), was invited to the meeting at this point.]

Agenda Item 3

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K2/202 Proposed Hotel (Guesthouse) in “Residential (Group A)” zone,
1st Floor, Wing Wah Building, Nos. 33-39A Pitt Street, Yau Ma Tei
(MPC Paper No. A/K2/202)

Presentation and Question Sessions

3. Mr. C.K. Soh, STP/TWK, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application highlighting that as compared with the previous application (No. A/K2/199) rejected by the Committee on 2.9.2011, the applicant had proposed to install doors with alarm and notice, and to be monitored by CCTV surveillance between the premises and the two existing common staircases in the current development scheme to restrict the visitors of the proposed hotel from sharing the use of the two existing staircases with the residential use at the upper floors;
- (b) the proposed hotel (guesthouse);
- (c) departmental comments – no objection from concerned government departments was received;
- (d) no public comment was received during the first three weeks of the statutory publication period and no local objection was received by the District Officer (Yau Tsim Mong); and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessment made in paragraph 10 of the Paper. The proposed hotel was considered not incompatible with the surrounding land uses which were predominantly mixed commercial/residential in nature. There were existing hotel developments and approved planning applications for hotel/guesthouse developments in the vicinity. The premises was also served with an independent access separated from the domestic portion of the building at upper floors. When compared with the previous application (No. A/K2/199) rejected by the Committee on 2.9.2011, the current application had included proposals on the installation of doors with alarm and notice, and to be monitored by CCTV surveillance between the premises and the common staircases of the subject building to restrict the visitors of the proposed hotel from sharing the use of the two existing staircases with the residential use at the upper floors. Such access management arrangement was an improvement when compared with the previous scheme. Concerned government departments consulted, including Buildings Department, Transport Department, Fire Services Department

and Drainage Services Department had no adverse comment on the proposed development. No public comment on the application was received during the statutory public inspection period.

4. Members had no question on the application.

Deliberation Session

5. 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 6.1.2016, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- (a) the provision of fire service installations and water supplies for fire fighting to the satisfaction of the Director of the Fire Services or of the TPB;
- (b) the submission of a Sewerage Impact Assessment (SIA) to the satisfaction of the Director of Environmental Protection or of the TPB; and
- (c) the implementation of the local sewerage upgrading/sewerage connection works identified in the SIA in planning condition (b) above to the satisfaction of the Director of Drainage Services or of the TPB.

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

- (a) to note Chief Building Surveyor/Kowloon, Buildings Department (BD)'s comments that :
 - (i) comments under the Buildings Ordinance (BO) could only be given in building plan submission stage;
 - (ii) the applicant should be advised to appoint an Authorized Person to submit building plans for the proposed change in use/alteration

works to demonstrate full compliance with the current provisions of the BO; and

- (iii) subject to compliance with the criteria under PNAP APP-40 and no adverse comments from all relevant departments, the application for hotel concession under Building (Planning) Regulation 23A would be considered upon formal submission of building plans;
- (b) to note Director of Fire Services' comments that the arrangement of emergency vehicular access should comply with Part VI of the Code of Practice for Means of Access for Firefighting and Rescue which was administered by the BD. Detailed fire services requirements would be formulated upon receipt of formal submission of general building plans;
- (c) to note Director of Environmental Protection's comments to prepare and submit the SIA as early as possible in view of the time required for the implementation of any required sewerage works; and
- (d) to note Chief Officer/Licensing Authority, Home Affairs Department's comments that:
 - (i) as the premises was originally approved by the Building Authority (BA) for non-domestic use, the applicant should submit documentary evidence showing that the BA had granted prior approval for the proposed use when making an application under the Hotel and Guesthouse Accommodation Ordinance; and
 - (ii) the proposed licence area should be physically connected.

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

[Ms. Fannie F.L. Hung, STP/TWK, was invited to the meeting at this point.]

[Prof. S.C. Wong arrived to join the meeting at this point.]

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/KC/375 Proposed Hotel in “Other Specified Uses” annotated “Business” zone,
Nos. 100-110, Kwai Cheong Road, Kwai Chung
(MPC Paper No. A/KC/375)

Presentation and Question Sessions

7. Ms. Fannie F.L. Hung, STP/TWK, said that 4 replacement pages to pages 2 to 5 of the Paper rectifying the development parameters of the current scheme had been tabled at the meeting for Members’ information. She presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application highlighting that as compared with the last scheme (A/KC/364) approved by the Committee on 17.6.2011, the current scheme involved change of applied use from hotel cum shop and services and eating place to hotel as well as other differences which were shown in paragraphs 1.4 and 1.5 on the replacement pages. The applicant had applied to Lands Department (LandsD) for special waiver for wholesale conversion of the concerned industrial building. The applicant claimed that the change of the applied use to hotel was to align with the terminology adopted by LandsD in processing the application for the special waiver;
- (b) the proposed hotel (in-situ conversion of an existing industrial building);
- (c) departmental comments – no objection from concerned government departments was received;
- (d) no public comment was received during the first three weeks of the statutory publication periods and no local objection was received by the District Officer (Kwai Tsing); and

- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessment made in paragraph 11 of the Paper. The proposed development was generally in line with the planning intention of the “Other Specified Uses” annotated “Business” (“OU(Business)”) zone which was for general business uses. Within this zone, development or redevelopment/conversion of the whole buildings for commercial and clean industrial uses were encouraged. The proposed development was generally in line with the Town Planning Board Guidelines for “OU(Business)” zone in that it was not incompatible with the surrounding developments. It would help improve the existing environment of the area. Furthermore, the proposed development, together with Kowloon Commerce Centre, would serve as a catalyst in transforming the subject industrial area within the “OU(Business)” zone to cater for less-polluting business uses. Compared with the last scheme for hotel development (A/KC/364) approved by the Committee on 17.6.2011, the current scheme had a change of applied use from hotel cum shop and services and eating place to hotel, a decrease in commercial gross floor area (GFA) from 4,273m² to 0m² (-4,273m² or -100%), an increase in hotel GFA from 21,560.084 m² to 25,833.084 m² (+4,273m² or +19.8%), a minor increase in 34 hotel rooms (+6%), a revised carpark layout at G/F (including a decrease in 6 private carparks and 1 loading/unloading bay for light goods vehicles), addition of a void at 1U/F, addition of an E&M room on each floor from 3/F – 11/F while the site area, plot ratio (PR)/GFA and building height/number of storeys remained unchanged. Concerned departments raised no objection to these changes. Also, the proposed development would not create adverse environmental, sewerage, drainage and traffic impacts on the surrounding area. All concerned departments including Commissioner for Transport, Director of Environmental Protection and Chief Engineer/Mainland South, Drainage Services Department had no adverse comments on the application. To ensure that the proposed development would not result in an increase in the intensity and physical bulk of the existing building, an approval condition to stipulate that the maximum GFA for the proposed hotel should be inclusive of the area for Back of House (BOH) facilities was recommended in

paragraph 12.2(a) of the Paper. No public comment on the application was received during the statutory publication periods.

[Mr. Raymond Chan arrived to join the meeting at this point.]

8. In response to a Member's enquiry, Ms. Hung explained that the change of applied use to hotel was to align with LandsD's terminology in processing the application of special waiver for wholesale conversion of industrial buildings to hotel use.

9. The same Member asked how hotel rooms could co-exist with eating places and shop and services at the 1/F under the proposal. Ms. Hung explained that such layout design was feasible and also proposed in the last approved scheme. The Chairman supplemented that similar layout was adopted in other proposals of conversion of industrial buildings into hotels, probably because of the need to meet the requirements under the Buildings Ordinance.

10. In response to the same Member's enquiry on whether the licence granted by Food and Environmental Hygiene Department (FEHD) for eating places inside a hotel was the same as that for eating places found in other developments, Ms. Hung replied that all eating places needed to obtain licence from FEHD in accordance with the relevant regulations/ordinances.

11. The Secretary explained that in processing the application for special waiver, there were conditions for "hotel with ancillary accommodation" but not "hotel cum shop and services and eating place". That was the reason why the applicant submitted the current application.

Deliberation Session

12. A few Members commented that Kwai Cheong Road was already congested, and worried that the proposed eating place and shop and services for hotel would attract additional traffic and worsen the congestion problem especially during lunch-time. One of them commented that trips generated during lunchtime might not be included in the Traffic Technical Note submitted by the applicant. Another Member however considered that the traffic condition would be improved since the proposed hotel use should generate less traffic

than the existing industrial use, the hotel traffic would not clash with the peak hour traffic in the surrounding area, and that the proposed eating place for hotel was small in scale which would not attract much traffic. Mr. David To also said that the eating place would unlikely attract much traffic and people nearby visiting the eating place would normally go there on foot.

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 6.1.2016, 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 proposed development was subject to a maximum gross floor area (GFA) of 25,833.084m². Any floor space that was constructed or intended for use as back-of-house facilities as specified under Regulation 23A(3)(b) of the Building (Planning) Regulations (B(P)Rs) should be included in the GFA calculation;
- (b) the submission and implementation of vehicular access and carparking and loading/unloading layout, including a transport management plan within the development to avoid causing vehicle tailing back to the public road, to the satisfaction of the Commissioner for Transport or of the TPB;
- (c) the provision of fire service installations and equipment to the satisfaction of the Director of Fire Services or of the TPB; and
- (d) the submission and implementation of a landscape proposal to the satisfaction of the Director of Planning or of the TPB.

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

- (a) the approval of the application did not imply that the proposed non-domestic plot ratio (PR) of the proposed hotel development would be granted by the Building Authority (BA). The applicant should approach

the Buildings Department (BD) direct to obtain the necessary approval. In addition, if hotel concession for the non-domestic PR of the development was not granted by the BA and major changes to the current scheme were required, a fresh planning application to the Board might be required;

- (b) to note the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department (LandsD)'s comment that should the planning application be approved, the applicant was required to approach the Redevelopment and Conversion of Industrial Buildings Team, LandsD to apply for a lease modification (or a temporary waiver, if applicable). If the applicant intended to apply for the special waiver for conversion of an entire existing industrial building under LandsD's Practice Note No. 1/2010 with a specified application period, he should note the eligibility requirements and the terms/conditions to be imposed as listed therein. The application, if approved by LandsD acting in the capacity as the landlord at his discretion, would be subject to such terms and conditions as should be considered appropriate by LandsD including inter alia, payment of premium (or waiver fee, if applicable) and administrative fee. There was no commitment that modification or waiver would be approved;
- (c) to note the Chief Building Surveyor/New Territories West, BD's comments that an Authorized Person should be appointed to submit building plans for the proposed change in use/alteration works to demonstrate full compliance with the current provisions of the Buildings Ordinance. The applicant's attention was drawn to provisions of prescribed windows under B(P)Rs 30 & 31 and PNAP APP-40 regarding the criteria for granting hotel concession;
- (d) to note the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department's comments that the proposed hotel should be approved by the BA. A copy of the acknowledgement letter on completion of the proposed alteration and addition works issued by BA should be submitted to his office before the Licensing Authority to issue a license under the Hotel and Guesthouse Accommodation Ordinance

(HAGAO). The licensed area in one application must be physically connected. The siting of the proposal was considered acceptable from licensing point of view. Comments on fire service installations provisions could not be offered at this stage due to insufficient information provided. The licensing documents would be formulated after inspections by Building Safety Unit and Fire Safety Team of his office upon receipt of a licence application under HAGAO;

- (e) to note the Director of Fire Services' comments that the arrangement on emergency vehicular access should comply with Part VI of the Code of Practice for Means of Access for Firefighting and Rescue, which was administrated by the BD. Detailed fire service requirements would be formulated upon receipt of formal submission of general building plans;
- (f) to note the Chief Engineer/Development(2), Water Supplies Department's comments that fresh water from Government mains should not be used for watering plant nurseries or landscape features purposes except with the consent of the Water Authority. Consent to use fresh water from the mains for such purposes might be given on concessionary supply basis if an alternative supply was impractical and evidence to that effect was offered to and accepted by the Water Authority. Such permission would be withdrawn if in the opinion of the Water Authority the supply situation required it; and
- (g) to note the Chief Town Planner/Urban Design & Landscape, Planning Department's comments on maximizing the greening opportunity within available space of the site upon conversion of the building and exploring the possibility of providing podium gardens at the proposed development.

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

Hong Kong District

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

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/H5/395 Proposed Commercial/Office Development in “Commercial (6)” zone,
8-18 Wing Fung Street and Government Land behind 12-18 Wing Fung
Street, Wan Chai
(MPC Paper No. A/H5/395)

15. The Secretary reported that the application was related to Swire Properties Limited. Ms. Julia Lau and Mr. Laurence Li had declared an interest in this item as they owned properties near the application site. Mr. Raymond Chan had declared an interest in this item as he had current business dealings with Swire Properties Limited. The Committee noted that Ms. Julia Lau had tendered apologies for being unable to attend the meeting, and agreed that Mr. Laurence Li and Mr. Raymond Chan should leave the meeting temporarily.

[Mr. Laurence Li and Mr. Raymond Chan left the meeting temporarily at this point.]

Presentation and Question Sessions

16. With the aid of a Powerpoint, Mr. Louis K.H. Kau, STP/HK, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application highlighting the building height restriction and requirements for building setback and public open space provision of “Commercial (6)” (“C(6)”) zone;
- (b) the proposed commercial/office development as the extension of Three Pacific Place (3PP) highlighting that a portion of the existing open space in 3PP site would be built upon, and the affected open space would be

reprovisioned at the southern portion of the application site ;

- (c) departmental comments – no objection from concerned government departments was received. District Officer (Wan Chai) (DO(Wch)), Home Affairs Department commented that relocation of the affected open space to a location close to residential area might attract objection from nearby residents due to the noise generated by people gathering at the open space;
- (d) during the first three weeks of the statutory publication periods, two public comments were received from members of the public. One asked when the building would be demolished and whether any aid for moving home would be provided, while the other asked whether Wing Fung Street could be maintained as residential area and raised concern on the increase in the cost of living in Wing Fung Street;
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessment made in paragraph 11 of the Paper. The proposed commercial/office development at the application site was generally in line with the planning intention of the “C(6)” zoning. It also complied with the building height restriction, setback and public open space requirements for the “C(6)” zone as required by the Outline Zoning Plan. Based on the traffic impact assessment, as submitted by the applicant, it had demonstrated that the traffic generated by the proposed development was minimal and would not cause any adverse traffic impact on the neighbouring road network. In this regard, Transport Department had no in-principle objection to the application. The proposed development would also have no other adverse impact on the surrounding developments. All other concerned government departments had no objection to/adverse comments on the proposed development. Regarding DO(Wch)'s concerns on the possible local complaints about the noise generated by people gathering at the open space, an advisory clause was recommended for the applicant to make reference to the Public Open Space within Private Developments Design and Management Guidelines in designing the open

space to avoid causing nuisance and disturbance, should the Committee decide to approve the application. As for the public concern on whether Wing Fung Street could be retained as residential area, it should be noted that the application only involved two sites in Wing Fung Street (i.e. Regal Court and Wing Fung Building). In terms of land use, both were considered suitable for commercial/office development subject to no adverse traffic impact. For the remaining part of Wing Fung Street, it was still zoned as “Residential (Group A)” where residential developments were always permitted. Regarding the remaining public comments, which were on demolition time, moving subsidy and the cost of living, they were not planning related matters.

17. Members had no question on the application.

Deliberation Session

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 6.1.2016, 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 design and provision of car parking and loading/unloading facilities for the proposed development to the satisfaction of the Commissioner of Transport or of the TPB;
- (b) the provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB; and
- (c) the submission and implementation of a landscaping proposal (including the design for the public open space) to the satisfaction of the Director of Planning or of the TPB.

19. The Committee also agreed to advise the applicant of the following :
- (a) to apply to the District Lands Officer/Hong Kong East for a land exchange/lease modification so as to effect the proposed redevelopment. There was no guarantee that such land exchange/lease modification application would be approved and if approved by Lands Department (LandsD) acting in its capacity as the landlord at its discretion, it would be subject to such terms and conditions, including among others, payment of premium, as imposed by LandsD;
 - (b) to make reference to the Public Open Space within Private Developments Design and Management Guidelines in designing the open space to avoid causing nuisance and disturbance;
 - (c) to note the comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department that the proposed 3PP Extension should be re-assessed as ONE building in the context of the Buildings Ordinance as it was not self-sustained and needed to share the facilities of the existing 3PP such as lift services; whether the unused gross floor area (GFA) of 3PP could be accommodated in the application site was subject to verification of ownership or realistic prospect of control of land forming the site at building plans submission stage; and if GFA concession for green/amenity features and non-mandatory/non-essential plant rooms and services were involved in the proposed 3PP Extension, the new policy on GFA concession with effect from 1.4.2011 for ALL related features of both the proposed extension and the existing 3PP should be subject to the requirements set out in PNAP APP-151 and where applicable the requirements set out in PNAP APP-152;
 - (d) to note the comments of the Chief Highway Engineer/Hong Kong, Highways Department regarding the need to confirm with the owners of all existing underground installations on their acceptability of the rear lane closure;

- (e) to note the comments of the Director of Fire Services regarding the compliance of Part VI of the Code of Practice for the Provision of Means of Access for Firefighting and Rescue; and
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that a minimum 20% green coverage of the entire application site, at least half of which should be at-grade or on levels easily accessible to pedestrians, should be incorporated into the redevelopment to enhance the landscape quality of the local urban environment.

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

Agenda Item 6

Section 16 Application

[Open Meeting]

A/H7/157 Shop and Services (Showroom) in "Residential (Group C) 2" zone,
Basement Floor of Hodenbond,
Nos. 83 and 85 Sing Woo Road, Happy Valley
(MPC Paper No. A/H7/157)

20. The Committee noted that the applicant's representative had requested on 29.12.2011 for deferment of the consideration of the application for two months in order to allow time to address departmental comments on 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 also agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. 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.

[Mr. Laurence Li returned to join the meeting at this point.]

Agenda Item 7

Section 16 Application

[Open Meeting]

A/H9/66 Proposed Public Utility Installation (Electricity Substation)
cum Open Space in “Other Specified Uses” annotated
“Tram Depot (Under)” and “Open Space” zones,
Government Land in between Hing Man Street and Oi Shun Road,
Sai Wan Ho
(MPC Paper No. A/H9/66)

22. The Secretary reported that the application submitted by Hongkong Electric Co. Ltd. which was a subsidiary of Cheung Kong (Holdings) Ltd. (CKH). Professor P.P. Ho and Mr. Felix Fong had declared an interest in this item as they had current business dealings with CKH and its sister company respectively. The Committee noted that Professor P.P. Ho had tendered apologies for being unable to attend the meeting and Mr. Felix Fong had not arrived at the meeting yet.

23. The Committee noted that the applicant’s representative had requested on 30.11.2011 for deferment of the consideration of the application for two months in order to allow time to address public comments including those from members of the Eastern District Council.

24. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee also agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. 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/H9/67

Proposed Minor Relaxation of Building Height Restriction
for Permitted Residential Development in “Residential (Group A)” zone,
31-69 Chai Wan Road, Shau Kei Wan
(MPC Paper No. A/H9/67)

25. The Secretary reported that the application was related to Henderson Land Development Co. Ltd (Henderson). Mr. Raymond Chan had declared an interest in this item as he had current business dealings with Henderson. The Committee noted that he had left the meeting temporarily.

26. The Committee noted that the applicant’s representative had requested on 14.12.2011 for deferment of the consideration of the application for two months in order to allow time to prepare supplementary information to address the comments from relevant government departments.

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 also agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. 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.

[Mr. Raymond Chan returned to join the meeting at this point.]

Kowloon District

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

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K9/245 Proposed Eating Place, Hotel and Shop and Services
 (In-situ Conversion of an Existing Hotel)
 in “Residential (Group A) 4” zone,
 69 Gillies Avenue South, Hung Hom
 (MPC Paper No. A/K9/245)

Presentation and Question Sessions

28. Ms. S.H. Lam, STP/K, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application;
- (b) the proposed eating place, hotel and shop and services (in-situ conversion of an existing hotel);
- (c) departmental comments – no objection from concerned government departments was received. Director of Environmental Protection, although did not accept the sewerage impact assessment submitted and required the applicant to update the data, did not raise objection to the application;
- (d) no public comment was received during the first three weeks of the statutory publication periods and no local objection was received by the District Officer (Kowloon City); and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessment made in paragraph 10 of the Paper. The site was located at a residential area mixed with some commercial uses in Hung Hom. The existing 12-storey hotel building, namely Bridal Tea House on the site, was developed in 2006 in accordance with a scheme (No.

A/K9/191) approved by the Committee. The current proposal to convert some gross floor area (GFA) for eating place and shop uses while retaining 3 floors for guestroom use was considered not incompatible with the surrounding developments. The Committee had so far approved 17 applications for hotel development within “Residential (Group A)” zone on the Hung Hom Outline Zoning Plan. The Commissioner for Tourism had no adverse comment on the application. The plot ratio and GFA proposed in this application remained the same as the plot ratio and GFA of 9.125 (including bonus plot ratio of 0.125) and 1,525.84m² respectively of the existing hotel building. As building plan submission was required for the proposed conversion under this application, the bonus plot ratio was subject to agreement of the Building Authority. In any case, the plot ratio of the development excluding bonus plot ratio should not exceed 9. The proposed building height of 51.3mPD at the main roof did not exceed the maximum building height of 80mPD under the current Hung Hom OZP. The Commissioner for Transport had no objection to the application and the proposed non-provision of carparking and loading/unloading facilities in the proposed development. He considered the revised traffic impact assessment acceptable. The proposed development would not create adverse environmental, sewerage and drainage impacts on the surrounding area. All concerned government departments including Director of Fire Services (D of FS), Chief Engineer/Mainland South, Drainage Services Department, Director of Environmental Protection (DEP) and Chief Building Surveyor/Kowloon, Buildings Department had no adverse comments on or no objection to the application. As recommended by D of FS and DEP, approval conditions relating to fire services installations, sewerage impact assessment and local sewerage works were suggested in paragraph 11.2 of the Paper.

29. Members had no question on the application.

Deliberation Session

30. 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 6.1.2016, 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 design and provision of water supply for firefighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB;
- (b) the submission of a revised sewerage impact assessment (SIA) to the satisfaction of the Director of Environmental Protection or of the TPB; and
- (c) the implementation of the local sewerage upgrading/sewerage connection works identified in the revised SIA in condition (b) above to the satisfaction of the Director of Drainage Services or of the TPB.

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

- (a) the approval of the application did not imply that any proposal on building design elements to fulfil the requirements under the Sustainable Building Design Guidelines, and any proposal on bonus plot ratio and/or the proposed gross floor area (GFA) concession for the proposed development would be approved/granted by the Building Authority (BA). The applicant should approach the Buildings Department (BD) direct to obtain the necessary approval. If the building design elements and the GFA concession were not approved/granted by the BA and major changes to the current scheme were required, a fresh planning application to the Board might be required;
- (b) to note the comments of the Director of Fire Services that the arrangement of emergency vehicular access should comply with Part VI of the Code of

Practice for Means of Access for Firefighting and Rescue;

- (c) to note the comments of the Director of Environmental Protection that the applicant should be advised to prepare and submit the revised SIA as early as possible in view of the time required for the implementation of any required sewerage works;
- (d) to note the comments of the Chief Building Surveyor/Kowloon, BD that subject to compliance with the criteria under PNAP APP-40 and no adverse comments from all relevant government departments, the application for hotel concession under Building (Planning) Regulation 23A would be considered upon formal submission of building plans;
- (e) to note the comments of the Chief Engineer/Railway Development 1-3, Railway Development Office, Highways Department that since the application would involve refurbishment of existing building, large quantity of disposal wastes were expected. The applicant was requested to co-ordinate with MTR Corporation Ltd. for any potential interface/impact on temporary traffic management during construction of Kwun Tong Line Extension; and
- (f) to note the comments of the Chief Officer/Licensing Authority, Home Affairs Department regarding the licensing requirements for the proposed development.

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

Agenda Item 10

[Closed Meeting]

32. The minutes of this item were recorded under separate confidential cover.

Agenda Item 11

Any Other Business

33. There being no other business, the meeting closed at 11:15 a.m.