

TOWN PLANNING BOARD

Minutes of 746th Meeting of the Metro Planning Committee held at 2:30 p.m. on 16.7.2024

Present

Director of Planning
Mr Ivan M.K. Chung

Chairperson

Ms Sandy H.Y. Wong

Vice-chairperson

Mr Stanley T.S. Choi

Mr Ricky W.Y. Yu

Professor Roger C.K. Chan

Mr Ben S.S. Lui

Professor Bernadette W.S. Tsui

Ms Kelly Y.S. Chan

Professor Simon K.L. Wong

Mr Derrick S.M. Yip

Assistant Commissioner/Urban,
Transport Department
Mr B.K. Chow

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

Principal Environmental Protection Officer (Territory South),
Environmental Protection Department
Miss Queenie Y.C. Ng

Assistant Director/Regional 1,
Lands Department
Ms Catherine W.S. Pang

Deputy Director of Planning/District
Ms Donna Y.P. Tam

Secretary

Absent with Apologies

Professor Jonathan W.C. Wong

Dr Tony C.M. Ip

In Attendance

Assistant Director of Planning/Board
Ms Caroline T.Y. Tang

Chief Town Planner/Town Planning Board
Ms W.H. Ho

Town Planner/Town Planning Board
Ms Karen K.Y. Tsui

Agenda Item 1

Confirmation of the Draft Minutes of the 745th MPC Meeting held on 5.7.2024

[Open Meeting]

1. The draft minutes of the 745th MPC meeting held on 5.7.2024 were confirmed without amendment.

Agenda Item 2

Matter Arising

[Open Meeting]

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

Tsuen Wan and West Kowloon District

[Mr Matthew H.H. Law, 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/K4/79 Proposed Minor Relaxation of Building Height and Non-Building Area Restrictions for Permitted Public Housing Redevelopment in “Residential (Group A)” Zone, Pak Tin Estate (Part), Shek Kip Mei, Kowloon

(MPC Paper No. A/K4/79)

3. The Secretary reported that the application was submitted by the Hong Kong Housing Authority (HKHA). The following Members had declared interests on the item:

Mr Paul Y.K. Au - being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA; and

*(as Chief Engineer (Works),
Home Affairs Department)*

Ms Kelly Y.S. Chan - being a member of HKHA, a member of its Strategic Planning Committee and the chairperson of its Audit Sub-Committee.

4. As the interests of Mr Paul Y.K. Au and Ms Kelly Y.S. Chan were direct, the Committee agreed that they should be invited to leave the meeting temporarily for the item.

[Mr Paul Y.K. Au and Ms Kelly Y.S. Chan left the meeting temporarily, and Mr Simon K.L. Wong and Professor Bernadette W.S. Tsui joined the meeting at this point.]

Presentation and Question Sessions

5. With the aid of a PowerPoint presentation, Mr Matthew H.H. Law, STP/TWK, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

6. The Chairperson, the Vice-chairperson and a Member raised the following questions:

- (a) the reason for relaxing the building height (BH) restriction from 120mPD to 160mPD at the application site (the Site);
- (b) whether the proposed minor relaxation of BH restriction was to cater for the need to provide more social welfare facilities and car parking spaces in the public housing redevelopment;
- (c) apart from the concerns about the cost and construction programme, whether there was any technical difficulties in providing a basement carpark at the Site;
- (d) whether the floor spaces intended for car parking use were exempted from plot ratio (PR) calculation; and
- (e) the provision of barrier-free access and pedestrian connectivity between the Site and the surrounding area.

7. In response, Mr Matthew H.H. Law, STP/TWK, made the following main points, with the aid of some PowerPoint slides:

- (a) the Site was subject to a number of constraints, including a non-building area (NBA) at the man-made cut slope in the northern portion running in the east-west direction, a 30m wide air ventilation corridor passing through

the western portion of the Site in the north-south direction, and its narrow and elongated shape. In view of the above, the proposed residential towers were confined to the southeastern portion of the Site. The proposed minor relaxation of BH and NBA restrictions was therefore required to fully utilise the development potential of the Site, accommodating the required social welfare facilities (equivalent to about 5% of the total domestic gross floor area (GFA)) and parking facilities;

- (b) the BH restriction of 120mPD for the Site was formulated before the requirement for the provision of social welfare facilities (i.e. equivalent to about 5% of the total domestic GFA) in public housing developments was announced in the 2020 Policy Address, and the revision of car parking requirements in the Hong Kong Planning Standards and Guidelines (HKPSG) in 2021. The proposed minor relaxation of BH restriction was required to incorporate the additional social welfare facilities and the latest car parking requirements under HKPSG;
- (c) apart from the concerns about the cost and construction programme, the applicant did not particularly mention any technical difficulties in constructing a basement carpark. Nevertheless, due to the narrow and elongated shape of the Site, three levels of basement carpark would be required to accommodate the required parking facilities. Furthermore, the proposed public housing redevelopment was targeted for completion in 2028/29. Any delay in the construction programme was not desirable;
- (d) the floor spaces intended for car parking use would be exempted from PR calculation; and
- (e) two all-weather and barrier-free footbridges connecting to Nam Cheong Street to the north of the Site were proposed. The footbridges would be open 24 hours for local residents and connected to the bus stops at Nam Cheong Street. The footbridge at the west of the Site would be connected with the proposed public housing development at Chak On Road South and Pak Tin Extension, and would be further connected to the planned Pak Tin

Estate Redevelopment Phase 13 and the public transport interchange at Pak Tin Redevelopment Phases 7 and 8 to the further southwest of the Site.

Deliberation Session

8. The Chairperson recapitulated that the proposed minor relaxation of BH restriction was required due to the site constraints of a narrow and elongated shape, and new requirements for the provision of additional social welfare facilities and car parking spaces. According to the applicant, a basement carpark had been explored and considered undesirable in terms of the cost and construction programme. Members were invited to express views on the application.

9. Members generally supported the application as the proposed minor relaxation of BH and NBA restrictions would enable more efficient use of valuable land resources in urban areas for public housing redevelopment. A Member, while supporting the application, opined that the three proposed residential towers might affect the air ventilation and views of other towers in Pak Tin Estate. The non-provision of an underground carpark should be justified by demonstrating technical difficulties, similar to private developments. Another Member remarked that the issue of GFA exemption for carparks in public and private projects should be discussed separately, while consideration of the current application should follow the prevailing policy. The Member also opined that minor relaxation of the NBA restriction was agreeable provided that it was intended for better use of valuable land resources for public housing redevelopment.

10. A Member considered that given the ageing population and the topography of the Site, there was likely to be a significant demand for barrier-free access. The applicant should review the design and layout of the barrier-free facilities in the proposed redevelopment to ensure adequate provision. In addition, the applicant should explore landscape and façade treatments to enhance the greenery and aesthetic value of the proposed redevelopment. Members noted that the proposed public housing redevelopment was targeted for completion in 2028-29 to meet the public housing supply in the next five years. The Chairperson concluded that Members generally considered that the application could be supported and Members' views on enhancing the design and barrier-free access of the proposed redevelopment would be reflected in the minutes of the meeting and conveyed by

PlanD to HKHA for consideration.

11. 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 16.7.2028, 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 Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Chairperson thanked PlanD's representative for attending the meeting. He left the meeting at this point.]

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/KC/504 Proposed Flats in Area shown as 'Road', Lots 1232 RP, 1234 RP, 1236 RP, 1237 RP and 1239 in Survey District 4 and adjoining Government Land, Castle Peak Road - Kwai Chung, New Territories
(MPC Paper No. A/KC/504)

12. The Secretary reported that consideration of the application had been rescheduled.

[Mr Paul Y.K. Au and Ms Kelly Y.S. Chan rejoined the meeting at this point.]

[Mr W.C. Lui, 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/TY/147 Renewal of Planning Approval for Temporary Concrete Batching Plant
for a Period of 5 Years in “Industrial” Zone, Tsing Yi Town Lot No.
108 RP (Part), Tsing Yi, New Territories
(MPC Paper No. A/TY/147)

Presentation and Question Sessions

13. With the aid of a PowerPoint presentation, Mr W.C. Lui, STP/TWK, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

14. Members had no question on the application.

Deliberation Session

15. The Chairperson recapitulated that the subject application was for a renewal of the temporary planning approval. According to Town Planning Board Guidelines on renewal of planning approval (TPB PG-No. 34D), given that there had been no material change in planning circumstances since the previous temporary approval was granted, no adverse planning implications arising from the renewal of the planning approval, and the approval conditions under the previous approval had been complied with, it was recommended that the application could be approved. Members were invited to express views on the application.

16. Members generally had no objection to the application. A Member expressed that the public comment concerning the environmental nuisances caused by the operation of the concrete batching plant (CBP) should be addressed. The Member enquired if there were any mitigation measures to prevent the concrete mixer trucks (CMTs) from causing pollution on the roads after leaving the CBP. Miss Queenie Y.C. Ng, the Principal Environmental Protection Officer (Territory South), Environmental Protection Department (EPD), advised

that a Specified Process Licence (SPL) issued by EPD was required for the operation of CBP. The Best Practicable Means for Cement Works (Concrete Batching Plant) stipulated a list of requirements, including the installation of vehicle cleaning facilities at the site exit of the CBP and ensuring that CMTs were thoroughly cleaned before leaving CBP. The existing CBP was subject to a SPL issued by EPD and was equipped with the above-mentioned facilities to prevent CMTs from causing environmental nuisances on the roads. The Chairperson remarked that an advisory clause on compliance with the licence requirements and proper operation of the CBP was recommended.

17. After deliberation, the Committee decided to approve the application on a temporary basis for a period of five years and be renewed from 3.8.2024 until 2.8.2029, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Chairperson thanked PlanD's representative for attending the meeting. He left the meeting at this point.]

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

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/TW/542	Proposed Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years in "Other Specified Uses" annotated "Business" Zone, Workshop No.52, G/F, Wing Fung Industrial Building, 40-50 Sha Tsui Road, Tsuen Wan, New Territories (MPC Paper No. A/TW/542)
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18. The Secretary reported that the application premises (the Premises) was located in Tsuen Wan. The following Members had declared interests on the item:

- Mr Stanley T.S. Choi - his spouse being a director of a company which owned properties in Tsuen Wan; and
- Prof Simon K.L. Wong - his company owning a property in Tsuen Wan.

19. As the properties owned by the company of Mr Stanley T.S. Choi's spouse and the company of Professor Simon K.L. Wong had no direct view of the application premises (the Premises), the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

20. With the aid of some plans, Mr Michael K.K. Cheung, STP/TWK, 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. The Planning Department (PlanD) had no objection to the application.

21. In response to the Vice-chairperson's question, Mr Michael K.K. Cheung, STP/TWK, confirmed that the subject application and the three previous planning applications were submitted by the same applicant for the same 'Shop and Services (Real Estate Agency)' use. The real estate agency had been operating at the Premises for over eight years. As the applicant had missed the deadline for submitting a renewal application for the previous temporary planning approval, a fresh section 16 application was required.

Deliberation Session

22. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 16.7.2027, on the terms of the application as submitted to the Town Planning Board and subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Chairperson thanked PlanD's representative for attending the meeting. He left the meeting at this point.]

Hong Kong District

[Ms Maggie Wu, Senior Town Planner/Hong Kong (STP/HK), was invited to the meeting at this point.]

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/H17/142 Proposed Shop and Services/Eating Place in “Residential (Group B)”
Zone, Unit 203, 1/F, The Repulse Bay Arcade, 109 Repulse Bay Road,
Repulse Bay, Hong Kong
(MPC Paper No. A/H17/142)

Presentation and Question Sessions

23. With the aid of a PowerPoint presentation, Ms Maggie Wu, STP/HK, 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. The Planning Department (PlanD) had no objection to the application.

24. Two Members raised the following questions:

- (a) the plot ratio (PR) restriction for the “Residential (Group B)” (“R(B)”) zone on the Outline Zoning Plan (OZP) and whether the proposed use at the application premises (the Premises) would result in an increase in gross floor area (GFA) that would exceed the PR restriction on the OZP; and
- (b) whether the proposed ‘Eating Place’ would have sewage implications and cause environmental nuisances to the shopping arcade.

25. In response, Ms Maggie Wu, STP/HK, made the following main points:

- (a) the “R(B)” zone was subject to a maximum PR of 3 for a development of

20 storeys or more. According to the applicant, no additional non-domestic GFA would be incurred by the proposed use, which would not result in the total PR of the existing development exceeding the PR restriction on the OZP. The Buildings Department and the Lands Department had no comment on the proposal; and

- (b) if the Premises were used for an eating place, the applicant would need to apply for a food licence from the Food and Environmental Hygiene Department and comply with all relevant requirements. On sewage aspect, the Director of Environmental Protection had no objection to the application and advised that the applicant should properly modify the Premises and incorporate mitigation measures appropriately to avoid potential pollution/environmental impact.

Deliberation Session

26. 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 16.7.2028, 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 Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Chairperson thanked PlanD's representative for attending the meeting. She left the meeting at this point.]

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

Agenda Item 8

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/H20/201 Proposed Temporary Public Vehicle Park (for Parking of Light Bus and/or Goods Vehicle) for a Period of 6 Years in “Residential (Group A)” Zone, Goods Vehicle Parking Space Nos. L1 to L6 and L12 to L14 at Level 3, and Goods Vehicle Parking Space Nos. L7 to L11 and Two Loading/Unloading Bays at Level 5, Commercial/Car Park Block and Open Car Parks, Hing Man Estate, 188 Tai Tam Road, Chai Wan, Hong Kong

(MPC Paper No. A/H20/201)

Presentation and Question Sessions

27. With the aid of a PowerPoint presentation, Mr Elton Chung, STP/HK, 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. The Planning Department (PlanD) had no objection to the application but recommended a shorter approval period of 3 years to better monitor the parking demand.

28. The Vice-chairperson and some Members raised the following questions:

- (a) the duration of the approval period usually granted for similar applications involving conversion of surplus ancillary parking spaces in public housing estates into public vehicle park use;
- (b) noting that the applicant applied for a temporary planning approval of 6 years, the rationale for recommending a shorter approval period of 3 years;
- (c) the mechanism for reviewing and monitoring the rental situation of goods vehicle parking spaces at the application premises (the Premises); and
- (d) whether the Hong Kong Housing Authority (HKHA) had any response to the public comment suggesting the use of the surplus car parking spaces for

the provision of additional recreational facilities for the residents.

29. In response, Mr Elton Chung, STP/HK, made the following main points, with the aid of some PowerPoint slides:

- (a) applications for converting surplus ancillary parking spaces in public housing estates into temporary public vehicle park use were usually submitted by HKHA. The temporary approval periods for such applications were usually 3 years, with an approval condition requiring HKHA to monitor the parking demand of the residents in the public housing estate and adjust the number of parking spaces to be let to non-residents to the satisfaction of the Commissioner for Transport (C for T) so that priority could be accorded to the estate residents. Recently, in a similar application, given the ongoing monitoring mechanism established between HKHA and the Transport Department, a longer temporary approval period of 5 years was granted;
- (b) the applicant of the subject application was not HKHA but the current owner of the Premises and the monitoring mechanism through the approval condition might not be applicable. Therefore, to better monitor the parking demand of the residents/occupiers of Hing Man Estate, it was recommended that a shorter approval period of 3 years, instead of 6 years sought, be granted. This would allow timely review of the parking needs of the residents/occupiers to ensure that their parking needs would not be compromised. The currently proposed approval period was in line with other similar applications;
- (c) the applicant committed to conducting a half-yearly rental review for goods vehicle parking spaces with a priority for renting the goods vehicle parking spaces to the residents/occupiers of Hing Man Estate. Should the application be approved, the applicant would need to apply for a Short Term Waiver (STW) from the Lands Department. Relevant requirements for monitoring the rental situation could be incorporated into the STW; and
- (d) the views expressed in the public comments had been conveyed to HKHA.

HKHA did not consider it necessary to use the Premises to provide additional recreational facilities in Hing Man Estate.

Deliberation Session

30. A Member, whilst having no objection to the application, noted a public comment suggesting the use of surplus car parking spaces for providing additional recreational facilities for residents of Hing Man Estate. The Member considered that HKHA should respond to whether the local open space provision in the estate was sufficient. The Chairperson explained that there were standard requirements for the provision of local open space and recreational facilities in public housing developments. The conversion of ancillary goods vehicle parking spaces into recreational facilities might be subject to technical and other constraints. HKHA did not consider it necessary to use the Premises to provide additional recreational facilities in Hing Man Estate.

31. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years until 16.7.2027, instead of 6 years sought, on the terms of the application as submitted to the Town Planning Board. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Chairperson thanked PlanD's representative for attending the meeting. He left the meeting at this point.]

Kowloon District

[Ms Vicki Y.Y. Au, Senior Town Planner/Kowloon (STP/K), and Ms Janet S.Y. Wong, Town Planner/Kowloon (TP/K), were invited to the meeting at this point.]

Agenda Item 9

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K9/287 Proposed Exhibition Hall and Shop and Services in “Other Specified Uses” annotated “Pier” Zone, Portion of Upper Deck, Hung Hom (North) Ferry Pier, Kowloon
(MPC Paper No. A/K9/287)

32. The Secretary reported that the application premises (the Premises) was located in Hung Hom, and Mr Stanley T.S. Choi had declared an interest for owning a property in Hung Hom. As the property owned by Mr Stanley T.S. Choi had no direct view of the Premises, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

33. With the aid of a PowerPoint presentation, Ms Janet S.Y. Wong, TP/K, briefed Members on the background of the application, the proposed uses, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

34. The Vice-chairperson and some Members raised the following questions:

- (a) the type of health consulting services to be provided and whether they were compatible with the exhibition use at the Hung Hom (North) Pier (the Pier);
- (b) whether there was flexibility on the types of uses under the terms of ‘Exhibition Hall’ and ‘Shop and Services’ should the application be approved;
- (c) whether the ‘Exhibition Hall’ and ‘Shop and Services’ uses were compatible with the pier use;
- (d) whether the proposed uses would be regarded as ‘Place of Entertainment’. If so, various design requirements would need to be met, such as the

provision of lifts, which might affect the usable floor area at the lower deck of the Pier;

- (e) how the proposed uses could synergise with the proposed Hung Hom Urban Park to the north of the Pier to enhance the attractiveness of the Hung Hom Promenade as claimed by the applicant; and
- (f) the comments of the Harbourfront Commission on the application.

35. In response, Ms Vicki Y.Y. Au, STP/K, made the following main points, with the aid of some PowerPoint slides:

- (a) according to the applicant, the Premises would be used flexibly to provide ‘five senses’ health consulting services through experts’ sharing of the knowledge and techniques to put the sensation concepts into practice during non-exhibition periods. The health consultation sessions would be open for booking by the public on a small-group basis. It would also be used for the sale of health-related products;
- (b) should the application be approved, the applicant would have the flexibility to use the Premises for such purposes that met the definitions of ‘Exhibition Hall’ and ‘Shop and Services’ under the Definition of Terms Used in Statutory Plans;
- (c) ‘Exhibition Hall’ and ‘Shop and Services’ were Column 2 uses in the “Other Specified Uses” annotated “Pier” zone, which might be permitted with or without conditions on application to the Town Planning Board. The Premises, which covered most of the western portion of the upper deck of the Pier, was currently vacant. The applicant wished to sublet the surplus space on the upper deck of the Pier to subsidise ferry operation, which was in line with the Government’s policy. According to the applicant, there would be separate accesses for ferry passengers and users of the Premises. Visitors would be directed to the Premises through a designated ‘Crowd Management Point/Queueing Area’. In case the upper

deck was required for embarking and disembarking of ferry services in the future, a portion of the Premises would be reserved as a ferry passengers' corridor and the maximum capacity of the Premises would be reduced from 100 to 60 visitors. The proposal was not expected to disrupt the pier operation and passenger circulation. Furthermore, relevant government bureaux/departments had no objection to or no adverse comment on the application. Hence, the proposed uses were not expected to disrupt the pier operation;

- (d) according to the Fire Services Department, the fire safety requirements for 'Exhibition Hall' use were stringent, which might have covered the fire safety needs for other potential uses. The applicant proposed to upgrade the sprinkler systems with the installation of two additional water tanks to meet relevant requirements. According to the information submitted by the applicant, no lift was proposed in the current scheme;
- (e) according to the applicant, the current proposal could make use of an underutilised space for various cultural, tourism and economic benefits. The proposed art-related exhibition use might bring a fresh character to the Pier and attract more visitors to the Pier and Hung Hom Urban Park; and
- (f) the Commissioner for Harbourfront advised that proposals that would enhance the vibrancy of the harbourfront areas were generally welcome.

Deliberation Session

36. Noting the applicant's claim that the proposal would bring various cultural, tourism and economic benefits and synergise with the Hung Hom Urban Park to enhance the attractiveness of the Hung Hom Promenade, the Vice-chairperson and a few Members doubted whether the proposed uses could bring such benefits to the area. They considered that the current application might not be able to demonstrate how the proposed uses could bring vibrancy and tourism attractions to revitalise the area. Some Members pointed out that the main consideration of the current application was whether the 'Exhibition Hall' and 'Shop and Services' uses at the Premises were suitable as there was flexibility for the

applicant to use the Premises for such purposes as long as they met the definitions of 'Exhibition Hall' and 'Shop and Services'. The proposal, which made use of underutilised spaces to help ferry operators generate non-farebox revenue for cross-subsidising their ferry operations to maintain the financial viability of the ferry services, should be supported.

37. A Member, while supporting the application, was concerned whether the proposed uses might be regarded as a 'Place of Entertainment' for which barrier-free access should be provided to users. The installation of barrier-free facilities such as lifts might affect pedestrian circulation on the lower deck of the Pier and hence the ferry operation. Another Member opined that the design requirements could be dealt with by the applicant in consultation with relevant government departments at a later stage.

38. The Chairperson remarked that the subject application was for 'Exhibition Hall' and 'Shop and Services' uses which had provided flexibility for the applicant to use the Premises for such purposes that met the definition of the terms. 'Place of Entertainment', which was a different user term, had not been included in the current application. According to the applicant, the proposed uses would not affect the normal ferry operation. The Commissioner for Harbourfront welcomed proposals that would enhance the vibrancy of the harbourfront areas. The Secretary for Transport and Logistics had no objection to the application provided that the revenue to be generated from the proposed uses would be used to cross-subsidise the ferry operation. The barrier-free access requirement could be considered by the applicant in consultation with relevant government departments at the detailed design stage. Members' views on enhancing the vibrancy of the area and providing barrier-free access at the Premises would be reflected in the minutes of the meeting for the applicant's consideration. The Chairperson concluded that Members generally supported the application.

39. 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 16.7.2028, 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 approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

Agenda Item 10

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K10/275 Proposed Minor Relaxation of Building Height Restriction for Permitted Public Housing Development in “Residential (Group A)” Zone, Government Land at the junction of Sung Wong Toi Road and To Kwa Wan Road, To Kwa Wan, Kowloon
(MPC Paper No. A/K10/275)

40. The Secretary reported that the application was submitted by the Hong Kong Housing Authority (HKHA). The following Members had declared interests on the item:

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

Ms Kelly Y.S. Chan - being a member of HKHA, a member of its Strategic Planning Committee and the chairperson of its Audit Sub-Committee.

41. As the interests of Mr Paul Y.K. Au and Ms Kelly Y.S. Chan were direct, the Committee agreed that they should be invited to leave the meeting temporarily for the item.

[Ms Kelly Y.S. Chan left the meeting temporarily, and Messrs Paul Y.K. Au, Ricky W.Y. Yu and Stanley T.S. Choi left the meeting at this point.]

Presentation and Question Sessions

42. With the aid of PowerPoint presentation, Ms Vicki Y.Y. Au, STP/K, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

[Professor Simon K.L. Wong left the meeting at this point.]

43. In response to the Vice-chairperson's question, Ms Vicki Y.Y. Au, STP/K, said that the application site (the Site) had been rezoned from "Comprehensive Development Area (3)" to "Residential (Group A)" with a building height (BH) restriction of 100mPD for public housing development in 2015, prior to the Government's announcement in the 2020 Policy Address regarding the requirement to include about 5% of attainable domestic gross floor area in public housing projects for the provision of social welfare facilities. Apart from the above, minor relaxation of BH restriction was required as the Site was subject to a number of site constraints and design requirements, such as setbacks to address traffic noise and air quality issues due to vehicle emissions.

Deliberation Session

44. 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 16.7.2028, 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 Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Chairperson thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

[Ms Kelly Y.S. Chan rejoined the meeting at this point.]

[Ms Helen H.Y. Chan, Senior Town Planner/Kowloon, and Mr Charles K.K. Lee, Town Planner/Kowloon (TP/K), were invited to the meeting at this point.]

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K11/245 Proposed Shop and Services in “Other Specified Uses” annotated
 “Business” Zone, Portion of G/F, Jing Wah Building, 10 Sam Chuk
 Street, San Po Kong, Kowloon
 (MPC Paper No. A/K11/245B)

Presentation and Question Sessions

45. With the aid of a PowerPoint presentation, Mr Charles K.K. Lee, TP/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. The Planning Department (PlanD) had no objection to the application.

46. Members had no question on the application.

Deliberation Session

47. 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 16.7.2026, 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 approval conditions stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Chairperson thanked PlanD’s representatives for attending the meeting. They left the meeting at this point.]

Agenda Item 12

Any Other Business

[Open Meeting]

48. There being no other business, the meeting was closed at 4:50 p.m.