

TOWN PLANNING BOARD

Minutes of 754th Meeting of the Metro Planning Committee held at 9:00 a.m. on 22.11.2024

Present

Director of Planning
Mr Ivan M.K. Chung

Chairperson

Ms Sandy H.Y. Wong

Vice-chairperson

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

Dr Tony C.M. Ip

Professor Simon K.L. Wong

Mr Derrick S.M. Yip

Assistant Commissioner/Urban,
Transport Department
Mr Horace W. Hong

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 Ritz S.P. Lee

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

Secretary

Absent with Apologies

Mr Stanley T.S. Choi

Professor Jonathan W.C. Wong

In Attendance

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

Chief Town Planner/Town Planning Board
Mr K.K. Lee

Town Planner/Town Planning Board
Ms Melissa C.H. Kwan

Agenda Item 1

Confirmation of the Draft Minutes of the 753rd MPC Meeting held on 8.11.2024

[Open Meeting]

1. The draft minutes of the 753rd MPC meeting held on 8.11.2024 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

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

Case for Streamlining Arrangement

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. The Committee noted that there was one case selected for streamlining arrangement and the Planning Department had no objection to the application. Details of the planning application, Member's declaration of interest for the case and the Committee's views on the declared interest were in **Annex**.

Deliberation Session

4. After deliberation, the Committee decided to approve the application on the terms of the application as submitted to the Town Planning Board subject to the approval conditions stated in the Paper. The Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Paper.

Tsuen Wan and West Kowloon District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions only)]

Y/TY/2 Application for Amendment to the Approved Tsing Yi Outline Zoning Plan No. S/TY/32 (the OZP), To rezone the application site from “Industrial”, “Other Specified Uses” annotated “Recreation and Tourism Related Uses” and “Green Belt” to “Residential (Group A)6”, “Residential (Group A)7” and area shown as ‘Road’; and to incorporate an area currently not covered by the OZP into the OZP and rezone it to “Residential (Group A)6” and “Other Specified Uses” annotated “Marina Club” and amend the Notes of the zone applicable to the site, Tsing Yi Town Lots 80 and 108 RP and Adjoining Government Land, Tsing Yi, New Territories
(MPC Paper No. Y/TY/2)

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

Agenda Item 4

[Open Meeting]

Proposed Amendments to the Approved Tsuen Wan Outline Zoning Plan No. S/TW/37
(MPC Paper No. 4/24)

6. The Secretary reported that the proposed amendments to the Outline Zoning Plan (OZP) for the planning area of Tsuen Wan involved rezoning of a site at the junction of Wing Shun Street and Texaco Road (Item A Site) for private residential development (Amendment Item A), and rezoning of another site at the junction of Ma Tau Pa Road and Texaco Road (Item B Site) to facilitate the redevelopment of the existing industrial buildings for commercial development (Amendment Item B). 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;
- Mr Horace W. Hong - owning a flat in Tsuen Wan; and
- Professor Simon K.L. Wong - his company owning a property in Tsuen Wan

7. The Committee noted that Mr Stanley T.S. Choi had tendered an apology for being unable to attend the meeting. As the properties owned by Mr Horace W. Hong and Professor Simon K.L. Wong's company had no direct view of the two amendment sites, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

8. The following government representatives and the consultants were invited to the meeting at this point:

Planning Department (PlanD)

- Mr Derek P.K. Tse - District Planning Officer/Tsuen Wan and West Kowloon (DPO/TWK)
- Mr Michael K.K. Cheung - Senior Town Planner/Tsuen Wan and West Kowloon
- Mr Jacky K.C. Kong - Town Planner/Tsuen Wan and West Kowloon (TP/TWK)

Civil Engineering and Development Department (CEDD)

- Mr Carl K.S. Ng - Senior Engineer/10 (West)
- Mr Ray C.W. Choy - Engineer/24 (West)

Consultants

AtkinsRealis Asia Limited

Mr Louis N.K. Lau

Mr Alex P.Y. Sung

Mr W.K. Chiu

Ms Joe M.W. Fung

9. With the aid of a PowerPoint presentation, Ms Jacky K.C. Kong, TP/TWK, PlanD, briefed Members on the background of the proposed amendments to the OZP, technical considerations, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments included:

- (a) Item A – rezoning a site at the junction of Wing Shun Street and Texaco Road from “Government, Institution or Community (9)” (“G/IC(9)”) to “Residential (Group A) 22” (“R(A)22”) subject to a maximum domestic plot ratio (PR) of 6, a maximum non-domestic PR of 0.2 and a maximum building height (BH) of 150mPD; and
- (b) Item B – rezoning a site at the junction of Ma Tau Pa Road and Texaco Road from “Comprehensive Development Area (1)” (“CDA(1)”) to “Commercial (7)” (“C(7)”) subject to a maximum gross floor area of 52,513m² and a maximum BH of 150mPD.

[Ms Sandy H.Y. Wong joined the meeting during PlanD’s presentation.]

10. As the presentation of PlanD’s representative was completed, the Chairperson invited questions from Members.

Social Welfare Facilities and Communal Spaces in Item A Site

11. A Member raised the following questions:

- (a) the reason for locating the two proposed social welfare facilities, i.e. a team of home care services for frail elderly persons and a 30-place residential

special child care centre, on 1/F in between two car park floors at the podium in close proximity to the elevated Tsuen Wan Road, given that the location would be subject to possible traffic noise and air quality impacts and was lacking proper air ventilation, natural lighting and outdoor activity spaces; and

- (b) whether relaxing the proposed maximum BH could encourage the provision of more communal sky gardens and green spaces in the future development for the enjoyment of the residents and users of the social welfare facilities.

12. In response, Mr Derek P.K. Tse, DPO/TWK, PlanD, with the aid of some PowerPoint slides, made the following main points:

- (a) according to the indicative layout of the notional scheme, the two social welfare facilities were proposed in the northern portion of 1/F to provide easy accessibility to the 24-hour public pedestrian passageway on the same floor and could allow physical separation of them from the carpark portion. Technical assessments, including the traffic noise and air quality aspects, had been conducted to confirm feasibility of the scheme as a whole. Openable windows could be provided along the edges of the concerned premises fronting the local Wing Shun Street and Texaco Road to allow sufficient air ventilation and natural lighting. The detailed design of the social welfare facilities should comply with the requirements of the Social Welfare Department to be stipulated in the future land sale conditions; and
- (b) the notional scheme for Item A Site as shown in the Paper was only indicative. The future development would be subject to the detailed design of the developer. The proposed maximum BH of 150mPD for the site would provide sufficient design flexibility to accommodate communal recreational spaces within the development.

13. In response to the same Member's question on whether technical assessments had been conducted to ascertain the environmental acceptability of the proposed social welfare facilities in particular, Ms Joe M.W. Fung, the consultant, said that the proposed facilities had

been taken into consideration in the preliminary environmental review conducted under the feasibility study, in which the environmental impacts including noise and air quality had been assessed. The indicative layout including location of the facilities was considered acceptable from environmental perspective.

Electric Vehicle (EV) Charging Facilities in Item A Site

14. In response to a Member's enquiry on whether EV charging facilities would be provided in the public vehicle park in Item A Site, Mr Alex P.Y. Sung, the consultant, said that the Transport Department (TD) would be consulted on the incorporation of EV charging requirements later in accordance with prevailing policy when the land sale conditions were prepared. Mr Horace W. Hong, Assistant Commissioner/Urban, TD clarified that the requirements for providing EV charging facilities in car park were under the purview of the Environmental Protection Department.

Commercial Use in Item B Site

15. Noting that the overall demand for commercial floorspace in Hong Kong was shrinking, a Member asked whether it was appropriate to rezone Item B Site for commercial use at the moment. In response, Mr Derek P.K. Tse, DPO/TWK, PlanD, with the aid of some PowerPoint slides, explained that the rezoning of Item B Site was proposed following the decision of the Metro Planning Committee (the Committee) in May 2023 made in the "CDA" Review 2021/2023 and the currently proposed "C(7)" zoning could help achieve the planning intention of the original "CDA(1)" zoning which aimed to facilitate the redevelopment of the existing industrial buildings within the site for commercial development. Even though there were market fluctuations in the demand for commercial floorspace in Hong Kong for the time being, it was considered appropriate to rezone Item B Site for commercial use, taking into account the land use compatibility with the surroundings, as well as to allow for the long-term need for commercial land to support the future economic development. Upon rezoning, Item B Site could continue to serve as a land use buffer between the Tsuen Wan East Industrial Area to its southeast and the residential cluster across Ma Tau Pa Road to its northwest, and residential-related uses including 'Flat' and 'Residential Institution' would not be permitted in view of potential industrial/residential interface problem. This planning intention aligned with that of the adjoining "C(2)", "C(3)"

and “C(4)” zones with similar site context. The proposed “C” zoning would allow for compatible uses apart from office, such as hotel and shop and services.

Pedestrian and Transport Networks in Tsuen Wan

16. In response to a Member’s enquiry on the connections among Items A and B Sites and the existing pedestrian and transport networks in Tsuen Wan, Mr Derek P.K. Tse, DPO/TWK, PlanD, with the aid of some PowerPoint slides, said that Tsuen Wan town centre had a well-established pedestrian footbridge network to provide connections between the two MTR stations, namely Tsuen Wan and Tsuen Wan West. Two proposed pedestrian footbridges (i.e. Footbridge C and Footbridge E) being investigated by the Highways Department would connect to the existing pedestrian footbridge network, of which the proposed Footbridge E would connect to the public pedestrian passageway in Item A Site and serve Item B Site as well. Upon completion of the extensions, the overall pedestrian accessibility of Items A and B Sites would be significantly improved. The Sites have a walking distance of about 300m to 400m away from the MTR Tsuen Wan West Station, which was accessible through the at-grade crossing at Ma Tau Pa Road and the footpaths in Tsuen Wan Park.

17. In response to the same Member’s enquiry on vehicular traffic flow in Tsuen Wan, Mr Carl K.S. Ng, Senior Engineer/10 (West), CEDD said that the preliminary traffic and transport impact assessment conducted under the feasibility study confirmed that the proposed rezoning would not result in any significant adverse impact on the surrounding road network and all concerned road junctions, including Tsuen Tsing Interchange, would operate within capacity.

Redevelopment Progress of Tsuen Wan

18. In response to a Member’s question on the overall redevelopment progress of Tsuen Wan, especially the other “CDA” sites on the OZP, Mr Derek P.K. Tse, DPO/TWK, PlanD, with the aid of some PowerPoint slides, said that the Urban Renewal Authority was conducting a district study for Tsuen Wan to explore the redevelopment opportunities. The findings and recommendations of the district study would be reported to the Committee in due course. The other “CDA” sites were mainly located to the further northwest of Item B

Site across Yeung Uk Road. The redevelopments were in progress in that the Master Layout Plans (MLPs) for two sites were already approved by the Committee while the MLP for another site was under preparation by the proponent for submission to the Committee in due course. The redevelopment of the “CDA” sites would facilitate transformation of the existing industrial areas into residential areas. The Chairperson added that the implementation of the “CDA” sites which had been designated for more than 3 years would be reviewed and submitted to the Committee on a biennial basis for monitoring the progress of “CDA” developments, and the upcoming “CDA” review would be conducted next year.

19. The Chairperson remarked that the proposed amendments to the OZP mainly involved rezoning Item A Site from “G/IC(9)” to “R(A)22” for private residential development through land sale and rezoning Item B Site from “CDA(1)” to “C(7)” to take forward the recommendation of the previous “CDA” review agreed by the Committee in 2023. Should the Committee agree with the proposed amendments, the draft OZP would be gazetted for public inspection for 2 months and the representation received, if any, would be submitted to the Town Planning Board (the Board) for consideration.

20. After deliberation, the Committee decided to:

“(a) agree to the proposed amendments to the approved Tsuen Wan Outline Zoning Plan (OZP) and that the draft Tsuen Wan OZP No. S/TW/37A at Attachment II of the Paper (to be renumbered to S/TW/38 upon exhibition) and its Notes at Attachment III of the Paper are suitable for exhibition under section 5 of the Town Planning Ordinance (the Ordinance); and

(b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Tsuen Wan OZP No. S/TW/37A (to be renumbered to S/TW/38 upon exhibition) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP and the revised ES will be published together with the OZP.”

21. Members 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 Ordinance. Any major revisions would be submitted for the Board's consideration.

[The Chairperson thanked the government representatives and the consultants for attending the meeting. They left the meeting at this point.]

Agenda Item 6

Any Other Business

[Open Meeting]

22. There being no other business, the meeting was closed at 9:35 a.m.

**Minutes of 754th Metro Planning Committee
(held on 22.11.2024)**

Case for Streamlining Arrangement

Application approved on a permanent basis

Item No.	Application No.	Planning Application
5	A/K5/868	Shop and Services in “Residential (Group E)2” Zone, Portion of G/F, Tai Shing Factory Building, 273B - 275 Un Chau Street, Cheung Sha Wan, Kowloon

Declaration of Interest

The Committee noted the following declaration of interest:

Item No.	Member’s Declared Interest	
5	Lawson David & Sung Surveyors Limited was the consultant of the applicants.	- Mr Derrick S.M. Yip for being a personal friend of the partner of Lawson David & Sung Surveyors Limited

As the interest of Mr Derrick S.M. Yip was direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion of the item.