

**Minutes of the 1155th Meeting of the
Town Planning Board held on 15.11.2017 and 22.11.2017**

Present

Permanent Secretary for Development
(Planning and Lands)

Ms Bernadette H.H. Linn

Chairperson

Professor S.C. Wong

Mr Lincoln L.H. Huang

Mr H.W. Cheung

Dr Wilton W.T. Fok

Mr Ivan C.S. Fu

Mr Sunny L.K. Ho

Mr Dominic K.K. Lam

Mr Patrick H.T. Lau

Ms Christina M. Lee

Mr Stephen H.B. Yau

Dr F.C. Chan

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Vice-Chairperson

Mr K.K. Cheung

Mr Wilson Y.W. Fung

Dr C.H. Hau

Mr Alex T.H. Lai

Dr Lawrence K.C. Li

Mr Stephen L.H. Liu

Professor T.S. Liu

Ms Sandy H.Y. Wong

Mr Franklin Yu

Deputy Director (1), Environmental Protection Department
Mr Elvis W.K. Au

Assistant Director (Regional 1), Lands Department
Mr Simon S.W. Wang

Chief Traffic Engineer (Kowloon), Transport Department
Mr Simon H.W. Lau

Chief Engineer (Works), Home Affairs Department
Mr Martin W.C. Kwan

Director of Planning
Mr Raymond K.W. Lee

Deputy Director of Planning/District
Ms Jacinta K.C. Woo

Secretary

Absent with Apologies

Professor K.C. Chau

Ms Janice W.M. Lai

Mr H.F. Leung

Mr David Y.T. Lui

Dr Frankie W.C. Yeung

Dr Lawrence W.C. Poon

Mr Thomas O.S. Ho

Miss Winnie W.M. Ng

In Attendance

Assistant Director of Planning/Board

Miss Fiona S.Y. Lung

Chief Town Planner/Town Planning Board

Mr Kepler S.Y. Yuen (15.11.2017 a.m. and 22.11.2017 p.m.)

Ms W.H. Ho (15.11.2017 p.m.)

Ms Doris S.Y. Ting (22.11.2017 a.m.)

Senior Town Planner/Town Planning Board

Mr T.C. Cheng (15.11.2017 a.m.)

Mr Stephen K.S. Lee (15.11.2017 p.m.)

Mr Alex C.Y. Kiu (22.11.2017 a.m.)

Ms Christine C.M. Cheung (22.11.2017 p.m.)

1. The following Members and the Secretary were present in the morning session on 15.11.2017 :

Permanent Secretary for Development
(Planning and Lands)
Ms Bernadette H.H. Linn

Chairperson

Professor S.C. Wong

Vice-Chairperson

Mr Lincoln L.H. Huang

Mr H.W. Cheung

Dr Wilton W.T. Fok

Mr Ivan C.S. Fu

Mr Sunny L.K. Ho

Mr Dominic K.K. Lam

Mr Patrick H.T. Lau

Mr Stephen H.B. Yau

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Mr K.K. Cheung

Mr Alex T.H. Lai

Dr Lawrence K.C. Li

Mr Stephen L.H. Liu

Ms Sandy H.Y. Wong

Mr Franklin Yu

Deputy Director (1), Environmental Protection Department
Mr Elvis W.K. Au

Assistant Director (Regional 1), Lands Department
Mr Simon S.W. Wang

Chief Traffic Engineer (Kowloon), Transport Department
Mr Simon H.W. Lau

Chief Engineer (Works), Home Affairs Department
Mr Martin W.C. Kwan

Director of Planning
Mr Raymond K.W. Lee

Kowloon District

Agenda Item 1

[Open Meeting]

Consideration of Representations and Comments in respect of Draft Ngau Tau Kok and Kowloon Bay Outline Zoning Plan No. S/K13/29

(TPB Papers No. 10354 and 10355)

[The meeting was conducted in Cantonese and English]

2. The Chairperson said that notification had been given to the representers and commenters inviting them to attend the hearing, but other than those who were present or had indicated that they would attend the hearing, the rest had either indicated not to attend or made no reply. As reasonable notice had been given to the representers and commenters, Members agreed to proceed with the hearing of the representations and comments in their absence.

3. The Chairperson said that representations and comments on the draft Ngau Tau Kok and Kowloon Bay Outline Zoning Plan (OZP) No. S/K13/29 were divided into two groups according to the nature of their representations. Group 1 was mainly related to the Wang Chiu Road (WCR) public housing site under Amendment Item A and/or other items while Group 2 was mainly related to the Kai Tak Mansion (KTM) site under Amendment Item C. Due to the large number of representers/commenters in Group 1 attending the meeting, the meeting agreed to consider the representations of Group 2 first.

Group 2

4. The Secretary reported that the following Members had declared interests on the item for having business dealings with the representative and consultants of R8460/C40, namely Albert So Surveyors Limited (ASL), Ramboll Environ Hong Kong Limited (Environ) and Urbis Limited (Urbis) or having affiliation/being acquainted with Ms Mary Mulvihill (C62) :

- | | | |
|--------------------|---|--|
| Mr Thomas O.S. Ho | - | his firm having current business dealings with Urbis and past business dealings with ASL |
| Mr Ivan C.S. Fu |] | having current business dealings with |
| Ms Janice W.M. Lai |] | Environ and Urbis |
| Mr Franklin Yu | - | having past business dealings with Urbis |
| Mr K.K. Cheung |] | their company hiring Mary Mulvihill on |
| Mr Alex T.H. Lai |] | a contract basis from time to time |

5. Ms Janice W.M. Lai and Mr Thomas O.S. Ho had tendered apologies for being unable to attend the meeting. Members noted that the interests of Mr Ivan C.S. Fu, Mr Franklin Yu, Mr K.K. Cheung and Mr Alex T.H. Lai were indirect and agreed that they should be allowed to stay in the meeting.

Presentation and Question Sessions

6. The following government representatives, representers/commenters or their representatives were invited to the meeting at this point :

Government representatives

Planning Department (PlanD)

- | | | |
|------------------|---|---|
| Mr Tom C.K. Yip | - | District Planning Officer/Kowloon (DPO/K) |
| Ms Sandy S.K. Ng | - | Senior Town Planner/Kowloon (STP/K) |

Representers/Commenters or their representatives

R8460 – Oriental Generation Limited

C40 – Albert So Surveyors Limited

Mr Hak Chan]	
Mr Tam Sing Kin]	
Mr Siu Kin Ming, Philip]	
Mr Tsang Cheung Kwong, Thomas]	
Mr Chan Ka Yue, Thomas]	
Mr Kong Kai Cheung]	
Mr Tony Cheng (Environ)]	Representer and Commenter's
Mr Albert So (ASL)]	representatives
Mr Raymond Wong]	
Mr Rock Cheng]	
Mr Martin Wu]	
Mr Juno Zhou (Urbis)]	
Mr Craig Doubleday (Urbis)]	
Mr Steve Lo (Environ)]	

C44 – Lau Ting On

Mr Lau Ting On - Commenter

C62 – Mary Mulvihill

Ms Mary Mulvihill - Commenter

7. The Chairperson extended a welcome and briefly explained the procedures of the hearing. She then invited DPO/K to brief Members on the background to the representations and comments.

8. With the aid of a PowerPoint presentation, Mr Tom C.K. Yip, DPO/K briefed Members on the representations and comments, including the background of the amendments, the grounds/views/proposals of the representers/commenters, planning

assessments and PlanD's views on the representations as detailed in the TPB Paper No. 10354.

[Ms Sandy H.Y. Wong arrived to join this session of the meeting during DPO/K's presentation.]

9. The Chairperson then invited the representer/commenters or their representatives to elaborate on their representation/comments.

[Mr Franklin Yu arrived to join this session of the meeting at this point.]

R8460 – Oriental Generation Limited

C40 – Albert So Surveyors Limited

10. With the aid of a PowerPoint presentation, Mr Albert So made the following main points :

- (a) his team represented the owners of KTM to object to the building height restriction (BHR) of 140mPD and to propose an alternative BHR of 160mPD. As illustrated by PlanD, the permissible plot ratio (PR) of the site could be achieved at BHR of 140mPD, the owners' BHR proposal was not intended to increase the development intensity, but to facilitate a better building design to make it an iconic development in the locality;
- (b) a notional scheme with a building height of 160mPD was included in the representation to demonstrate to the Board that it was a better scheme, hence merit a BHR of 160mPD. The scheme comprised two hotel/residential towers above a non-domestic podium. Measures such as a 10m-wide setback from each side of the site, a 32m-wide building gap between the two towers, and a stepped building profile and articulated building forms with voids on G/F, 5/F and 6/F were proposed. The scheme was considered an improvement over that could be achieved under the BHR of 140mPD in terms of building design, landscaping and

air ventilation. Landscape garden would be provided on top of a 6-storey stepped non-domestic podium to allow more open view to the Grade 1 historic buildings of the ex-Royal Air Force (ex-RAF) Compound behind;

- (c) the proposal would provide more open areas for public enjoyment and an alternative pedestrian pathway to the Hong Kong Baptist University (HKBU) Academy of Visual Arts (i.e. current occupier of the Grade 1 historic buildings at the ex-RAF Compound) to improve local connectivity; and
- (d) the proposed BHR of 160mPD was the same as that of the “Residential (Group A)” (“R(A)”) zone covering Choi Tak Estate to the southeast of the site.

11. With the aid of a PowerPoint presentation, Mr Kong Kai Cheung made the following main points :

- (a) the redevelopment of KTM would provide an opportunity to improve the local environment and general living condition in the area;
- (b) the design concept was to adopt a low site coverage for the proposed development, which would increase the at-grade greening area and reduce the street frontage to improve visual penetration and air ventilation. The existing buildings along Kwun Tong Road formed a monotonous wall. The proposed scheme with stepped podium gardens and a central plaza could provide better pedestrian circulation and improve the visual connection and air ventilation;
- (c) the proposed development would adopt a stepped building profile to minimise its impact on the environment; and

- (d) the Board should not only consider the BHR for the site on its own, but also the overall design of the proposed development and its positive impacts on the environment.

12. With the aid of a PowerPoint presentation, Mr Craig Doubleday made the following main points :

- (a) a well-articulated building form and façade could maximise visual permeability and offer an attractive presentation to the street;
- (b) the site fell in the transitional area between the flat area of Kai Tak and the elevated area at the foothill of Kowloon Peak and Lion Rock. The visual analysis of the site in relation to the surrounding developments, particularly Choi Tak Estate and No. 8 Clear Water Bay Road, illustrated that there would not be any adverse visual impact, even if the site was developed up to a building height of 180mPD;
- (c) in terms of visual composition, the proposed scheme was compatible with the urban visual context of high-rise urban-type residential developments while the height was not inconsistent with those found in the Kowloon Bay area and the perimeter of the Kai Tak development;
- (d) although there would be visual obstruction to the nearby visual sensitive receivers (VSRs) as any development that was taller and larger than those existing on the site would bring about visual change and impact upon the immediately adjacent and nearby viewpoints, there would not be any difference between BHRs of 140mPD and 160mPD in terms of visual obstruction to VSRs. Moreover, the void areas on 5/F and 6/F of the proposed scheme would partially open up the view from the HKBU Academy of Visual Arts. The proposed scheme of 160mPD would have insignificant impact on the visual resources such as the mountains and ridgeline of Kowloon Peak and Lion Rock; and

[Ms Sandy H.Y. Wong left this session of the meeting temporarily at this point.]

- (e) the proposed scheme was a well-designed development with a 32m-wide building gap between the towers, setback from site boundaries, stepped podium and the provision of significant urban and landscaped space, which would minimise visual impact, provide valuable landscape and contribute to the amenity of the area.

13. With the aid of a PowerPoint presentation, Mr Tony Cheng made the following main points :

- (a) the annual prevailing wind and the summer wind were mainly from northeast to east-southeast and east to southwest respectively. The major breezeways in the area were along Kwun Tong Road, Choi Hing Road and Ping Shek Playground;
- (b) according to the Air Ventilation Assessment by Expert Evaluation (AVA EE) by PlanD, upon the redevelopment of KTM, the air ventilation in area surrounding the site including Kwun Tong Road Children's Playground, St. Joseph's Anglo-Chinese (SJAC) Primary School and the ex-RAF Compound would be affected; and
- (c) a Computer Fluid Dynamic (CFD) simulation was carried out by the Consultant in which, 11 wind directions were tested. The result indicated that the overall air ventilation performance of the area surrounding the KTM site was similar for developments with a building height of 140mPD (the baseline scheme) and 160mPD (the proposed scheme) for both annual and summer conditions. However, the air ventilation performance was better at the above-mentioned sites with the proposed development of 160mPD as it would adopt setbacks, building gap and void areas.

14. Mr Albert So supplemented that the proposed scheme would adopt building gap, setback from site boundaries and void areas on various floors, thus enabling user/occupant of the adjoining ex-RAF Compound on the northeastern side of the site to have a view toward Kowloon Bay and better air ventilation. In response to DPO/K's presentation, Mr So clarified that the proposed scheme would also adopt a setback from Kwun Tong Road for the provision of a bus bay.

15. Mr Siu Kin Ming Philip and Mr Hak Chan said that the owners' and their project team's efforts in proposing the scheme were not intended for any increase in development intensity for financial gain, but to implement a scheme with better design to improve air ventilation, visual permeability and landscaping that would benefit all stakeholders, including the residents, the ex-RAF Compound occupied by the HKBU Academy of Visual Arts, which were the only Grade 1 historic buildings left in Kwun Tong. To make such a design with reduced site coverage (SC) possible, an increase in building height would be required.

C44 – Lau Ting On

16. Mr Lau Ting On made the following main points :

- (a) KTDC generally supported the redevelopment of KTM and considered that since there would not be any other redevelopment site in the vicinity, opportunity should be taken to providing a public transport interchange (PTI) within the site to address the traffic problem in Kwun Tong;
- (b) there were currently about 40 bus routes serving Kwun Tong Road and buses waiting to pick-up/alight passengers at the bus stop had caused traffic congestion. The setback proposal in PlanD's notional scheme for the provision of a bus bay could not address the problem of queuing buses at the bus stop. The provision of a PTI in the KTM redevelopment would provide an off-road stopping area for buses as well as school buses serving the adjacent SJAC Primary School; and

- (c) although the provision of a PTI might require a relaxation of BHR for the site, there was no objection from KTDC members as it was considered that even at a height of 180mPD, the future development would be of similar height as No. 8 Clearwater Bay Road and there would not be any adverse visual impact on the stepped building height profile.

C62 – Mary Mulvihill

17. Ms Mary Mulvihill made the following main points :

- (a) it was inevitable that the KTM redevelopment would have major visual impact on the Grade 1 historic buildings in the ex-RAF Compound. Mitigation measures to address the visual impact of the proposed development on the historic ambience of the ex-RAF Compound should be implemented;
- (b) the owners of KTM's concern on the visual permeability of the ex-RAF Compound could be addressed by building a low-rise development;
- (c) there would also be air ventilation impact on the SJAC Primary School and the neighbourhood, visual impact on the public's enjoyment towards the ridgeline of Kowloon Peak and traffic impact on the surrounding area. The mitigation measures proposed by the owners did not appear adequate to protect the public's interest; and
- (d) the Board should do as much as they could to protect the heritage and the right of the public to enjoy the heritage, good air ventilation and smooth traffic.

18. As the presentations from the representer/commenters and their representatives in respect of Group 2 were completed, the Chairperson invited questions from Members.

19. The Chairperson and some Members had the following questions :

BHR and Land Use

- (a) as a hotel was included in R8460's scheme, whether planning application would be required for hotel development at the site and whether the applicant could apply for minor relaxation of BHR in conjunction with the proposed hotel;
- (b) whether the notional scheme proposed by R8460 would be implemented if the Board decided to amend the BHR for the KTM site to 160mPD;
- (c) whether planning permission would be required if hotel was not included in the proposed scheme;
- (d) as BHR on the OZP was expressed in terms of mPD, whether consideration would be given to the site formation level and the absolute building height in comparison with the BHR of 160mPD imposed for Choi Tak Estate which was situated on a higher site formation level; and
- (e) whether there was any limit to the extent of minor relaxation of BHR under the planning application system.

20. Mr Tom C.K. Yip, DPO/K had the following responses :

- (a) 'Hotel' was a Column 2 use under the "R(A)" zone covering the KTM site. Planning permission from the Board would be required for hotel use within the development as proposed in R8460's notional scheme. There was also provision under the Notes of the "R(A)" zone for application for minor relaxation of BHR;
- (b) the OZP was mainly to impose restrictions on major development parameters rather than controlling the detailed design of development at

individual site. Consideration should be given to ensuring that the development restrictions imposed could allow flexibility in building design. Unlike the planning application system, there was no mechanism to ensure that the notional scheme proposed by R8460 would be implemented if the BHR was relaxed to 160mPD to meet the representation. On the contrary, if no amendment was made to the BHR of 140mPD on the OZP, the Board would have the opportunity to consider the overall design merits and the relevant planning considerations at the planning application stage should minor relaxation of BHR was later sought. The future development would have to conform with the building design of the approved planning scheme;

- (c) planning permission would not be required if hotel use was not included in the development proposal. However, planning permission from the Board would still be required for minor relaxation of BHR if the building height exceeded the current BHR of 140mPD; and
- (d) BHR on the OZP was mainly expressed in terms of mPD taking into account the topography of the area gradually rising from the west to the east. The BHR was set from 80-100mPD for Ping Shek Estate to 140mPD for the KTM site and up to 160-170mPD for the uphill areas. Taking into account the site formation level, the estimated absolute building height for the KTM site was about 135m, which had allowed flexibility for building design. For the Choi Tak Estate at a higher site formation level, the absolute building height was about 109m to 119m.

21. Mr Albert So stated that minor relaxation of BHR would normally not exceed 10%. For a BHR of 140mPD, it could only be relaxed to 154mPD. The Board should revise the BHR to 160mPD if Members were convinced that the proposed scheme was not inferior to, or was even better than PlanD's notional scheme of 140mPD in terms of air ventilation and visual permeability. The Board could still consider the proposed development at the planning application stage if hotel use was incorporated in the development.

22. In response to Mr Albert So's reply, Mr Tom C.K. Yip, DPO/K said that there was no prescribed limit on the extent of minor relaxation of BHR sought under the planning application mechanism. In considering application for minor relaxation of BHR, consideration would be given to the planning and design merits of individual cases. The Board had considered and approved applications for minor relaxation of BHR by about 20%.

Provision of PTI at the KTM site

23. In response to a Member's question on the request for a PTI at the future development of KTM, Mr Tom C.K. Yip, DPO/K said that one of the reasons of traffic congestion in Kwun Tong Road was due to buses queuing at bus stops, blocking the traffic behind. As a measure to address the above problem, Transport Department (TD) had proposed to set up bus-bus interchange (BBI) facilities at various locations, including one at Prince Edward Road East near the Latitude. Taking into account various modes of public transport services available in the area, TD had reservation on the provision of an additional PTI or BBI at the KTM site.

Building Design of R8460's Proposed Scheme

24. Some Members had the following questions :

- (a) whether the notional scheme proposed by R8460 had fully utilised the permissible SC for the residential towers, and whether the building height could be reduced if the upper floors had a larger SC or having less setbacks;
- (b) whether an increase in BHR to 160mPD would result in any increase in the overall development intensity and/or the domestic PR;

- (c) whether the permissible PR could be achieved under a BHR of 140mPD, and the justifications for the twin towers and stepped building profile design; and
- (d) whether a setback was incorporated in R8460's proposed scheme for the provision of a bus bay.

25. Mr Kong Kai Cheung had the following responses :

- (a) in order to enhance the overall environment with a spacious ground level, the proposed development had adopted a lower SC than that permissible under the Building (Planning) Regulations. The respective SC of the proposed development was about 50% at the podium and 20% to 30% for the residential towers. The proposed scheme with stepped building profile and taller towers was visually more pleasant than a typical rectangular building with a bigger footprint and a lower building height. The reduction in SC for better visual and air permeability should be compensated in other aspect, i.e. a taller building height in this case. A balance should be struck between building height and building design;
- (b) the proposed increase in BHR restriction to 160mPD would not increase the development intensity at the site. The domestic PR would be maintained at about 7.5 even after taking into account any bonus PR for providing a set back from the site boundary;
- (c) it was demonstrated in PlanD's notional scheme that the permissible development intensity could be achieved under a BHR of 140mPD. Such a scheme would require a larger podium, which would be at the expense of public space and air permeability. A balance should be struck in imposing an optimum BHR against design merits. The articulated towers design was adopted taking into account the prevailing wind directions to avoid wall effect. Also, a stepped building profile could reduce the overlapping façade area of the towers to minimise the

visual and air ventilation impact on the surrounding area. The extent of setbacks could be suitably adjusted at the detailed design stage; and

- (d) as illustrated in the site layout, the buildings would be set back from the site boundary by about 10m to 15m for the provision of a landscaped strip and an internal driveway for off-street loading/unloading. The setback for bus bay was indicated by a dotted line at the southeastern corner of the site.

26. Regarding whether the setback could accommodate the bus bay, Mr Tom C.K. Yip referred Members to Drawing H-1b of the Paper, which showed the G/F layout of R8460's proposed development without indication of any setback for bus bay.

HKBU Academy of Visual Arts

27. Some Members had the following questions :

- (a) whether the HKBU Academy of Visual Arts was open to the public, and whether PlanD had any statistics on the number of visitors to the building; and
- (b) the building height of the former KTM before it was demolished, its visual impact on the historic building at the ex-RAF Compound and whether there was any complaint regarding the visual impact.

28. Mr Tom C.K. Yip, DPO/K had the following responses :

- (a) the ex-RAF Compound site was a piece of government land and the historic buildings at the site were leased to HKBU Academy of Visual Arts. The buildings were accessible via an access road leading from Kwun Tong Road. Guided tours by appointment were being operated on the 4th Saturday each month. Due to the short opening hours, there were only few visitors to the site; and

- (b) there were previously four blocks of 7-storey building at the KTM site. The former development at the KTM site was restricted under the lease to a height not taller than the level of the lawn at the ex-RAF Compound. As such, the historic buildings at the ex-RAF Compound enjoyed a relatively open view and there was no complaint against the former KTM development regarding the visual impact.

29. As Members had no further question to raise, the Chairperson said that the hearing procedures in respect of Group 2 had been completed. The Board would deliberate on all the representations and comments in a closed meeting after hearing the oral submissions from the other representers/commenters of Group 1 and would inform them of the Board's decision in due course. The Chairperson thanked the government representatives, the representer/commenters and their representatives for attending the hearing. They all left the meeting at this point.

Group 1

30. The Chairperson said that the meeting proceeded to the hearing session for Group 1 and invited the Secretary to report Members' interests on this session. The Secretary said that the representation sites under Amendment Item A were related to a proposed public housing development to be undertaken by Housing Department (HD), which was the executive arm of the Hong Kong Housing Authority (HKHA). The following Members had declared interests on the item for having affiliations or business dealings with HKHA/HD or representer/commenter, Ms Mary Mulvihill (R10/C62), or the representative of Christian Action (R9), Masterplan Limited (Masterplan) :

Mr Raymond K.W. Lee (as Director of Planning)	-	being a member of the Strategic Planning Committee (SPC) and Building Committee of HKHA
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- Mr Martin W.C. Kwan - being a representative of the Director of Home Affairs who was a member of the SPC and the Subsidised Housing Committee of HKHA
(as Chief Engineer (Works), Home Affairs Department)
- Mr H.F. Leung - being a member of the Tender Committee of HKHA
- Ms Janice W.M. Lai]
Mr Patrick H.T. Lau] having current business dealings with
Dr C.H. Hau] HKHA
Mr Thomas O.S. Ho]
- Mr K.K. Cheung] their firm having current business
Mr Alex T.H. Lai] dealings with HKHA and hiring Mary
Mulvihill on a contract basis from time
to time
- Mr Ivan C.S. Fu - having past business dealings with HKHA and current business dealings with Masterplan Limited
- Mr Stephen L.H. Liu] having past business dealings with
Mr Franklin Yu] HKHA
- Dr Lawrence W.C. Poon - his spouse being an employee of HD but not involved in planning work

31. Mr H.F. Leung, Ms Janice W.M. Lai, Dr C.H. Hau, Mr Thomas O.S. Ho and Dr Lawrence W.C. Poon had tendered apologies for being unable to attend the meeting. The meeting agreed that the interests of Mr Patrick H.T. Lau, Mr Raymond K.K. Lee and Mr Martin W.C. Kwan were direct and they should be invited to leave the meeting.

Members also considered that the interests of those other Members who had declared interests were indirect and agreed that they should be allowed to stay in the meeting.

[Mr Patrick H.T. Lau, Mr Raymond K.K. Lee and Mr Martin W.C. Kwan left this session of the meeting at this point.]

Presentation and Question Sessions

32. The following government representatives, representers/commenters or their representatives were invited to the meeting at this point :

Government representatives

Planning Department (PlanD)

Mr Tom C.K. Yip - District Planning Officer/Kowloon
(DPO/K)

Ms Sandy S.K. Ng - Senior Town Planner/Kowloon
(STP/K)

Housing Department (HD)

Ms Emily W.M. Ip - Senior Planning Officer 9 (SPO 9)

Mr Alex Y.K. Tse - Planning Officer 19 (PO 19)

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Ms Cindy S.M. Chan - Architect 122 (Arch 122)

Mr Samuel S.Y. Kan - Civil Engineer 35 (CE 35)

Representers/Commenters or their representatives

R9 – Christian Action

R1349 – Cheuk Yuet Ying

R1417 – Martin Lai

R1424 – Lai Hing Ling Peter

R1429 – Ng Hon Yip

R1486 – Cindy Siu

R1730 – Cheung-Ang Siew Mei

R1749/C20 – May Ng

R2004 – Danny Chong

R2040/C39 – Yu Ching Han

R6333 – Po Kam Cheong

Mr Ian Brownlee (Masterplan)]

Mr Chiu Kwok Kwong]

Mr Anthony Turner]

Ms Wong Oi Chu] Representers/Commenters and

Mr Sherman Chau] Representers' representatives

Mr Sammuel Yung]

Mrs Cheung-Ang Siew Mei]

Ms May Ng]

Ms Yu Ching Han]

R10 – Mary Mulvihill

Ms Mary Mulvihill - Representer

R11 – Sun Shun Kei

Mr Sun Shun Kei - Representer

R12 – Hong Kong Rugby Union

Mr Ian Brownlee - Representer's representative

R13 – Anthony Bux District Councillor R840 – Tam Hau Kwan

R841 – 施雪麗 R844 – Y.F. Tsui

R845 – K.K. Kwong R851 – 許源順

R854 – 彭品剛 R858 – 葉翠麗

R859 – 盧佩華 R863 – 蔡雄標

- R871 – Lee Lai Shan
R874 – 陳啓明
R878 – Yu Lam
R882 – 何慧敏
R886 – Chow Wai Leung
R890 – Wu Sau Man
R893 – Chu Siu King
R897 – 曾朗彥
R904 – 鄭漢緯
R913 – 洪立志
R917 – Lai Hin Ting
R920 – 劉先生
R926 – Tang Yiu Choi Polly
R928 – Mrs Lam
R932 – Li Ling Har
R935 – 楊安振
R937 – Fung King Chun
R939 – Lau Suet Yee
R954 – Wong Leung
R962 – Ng Che Shun Richard
R967 – 黃偉斌
R979 – Chan Hing Keung
R987 – Amy Long
R990 – 何耀榮
R997 – Kwong Kai Yuen
R1004 – Suen Wai Yee
R1007 – Sam Sok Mei
R1015 – 鄭嘉偉
R1021 – 李貴祥
R1029 – 岑愛惠
R1043 – Wong Yu Ho
- R873 – Lam Man Yung
R877 – 張協榮
R880 – Choi Hang Yee
R885 – Ko Hing Biu
R889 – 陳逢明
R892 – Har Mi Wah
R896 – 丘愛珠
R898 – 譚萬紅
R911 – 連畢天
R914 – Tseng Kwai Cheung
R918 – Ng Ka Fai
R921 – 林小姐
R927 – 司徒經創
R930 – 林太
R933 – 吳鎮榮
R936 – 李錦全
R938 – Lo Sze Sze
R941 – 杜小紅
R958 – 曾漢強
R963 – 張海
R974 – Ng Suet Ching
R980 – 陳子喬
R989 – 陳麗芳
R991 – Phoebe Lung
R1000 – 王仲安
R1006 – Tsim Bo Bo
R1014 – 陳慧薇
R1020 – Tsim Wing Keung
R1027 – 王俊恆
R1030 – 駱桂琼
R1044 – Wong Ngan Sung

- R1060 – 鄭如意
R1064 – Ng Wing Hong
R1072 – 何耀錦
R1078 – 林婉明
R1092 – Tsoi Kwei Yee
R1109 – Kennedy Lee
R1116 – 李元宏 and 陳美鴻
R1120 – Cheng Wai Yip
R1123 – 莫潤卿
R1126 – K.F. Li
R1132 – 羅麗嫻
R1141 – Yun Sin Chi
R1177 – Siu Yuen Shan
R4307 – Tam Wing Hong
R7102 – 趙月琴
Mr Anthony Bux
Mr Chan Kai Ming
- R1061 – 梁德甫
R1067 – 梁美芳
R1076 – 王紫寧
R1091 – Chu Wai Ling
R1102 – Cheung Siu Fun
R1114 – Chan Hon Keung
R1118 – Law Ping Robin
R1122 – Lee Wai Ming
R1124 – 黎啓順
R1131 – Pauline Chung
R1136 – 李月嫦
R1145 – Ngo Yap Foon
R1476 – Ho Tsz Leung
R7091 – 梁尚玲
R7389 – 何志雄
-] Representers and Representatives’
] representatives
- R675 – Lai Chi Man
Mr Lai Chi Man - Representer
- R766 – 陳鳳鳴
Maggie Li - Representer’s representative
- R1047 – Kam King Yu
Ms Kam King Yu - Representer
- R1048 – Lee Kwan Chak
Mr Lee Kwan Chak - Representer
- R1053 – Ha Kwok Ping
Mr Ha Kwok Ping - Representer

R1068/R5049 – Lai Kin Shing

Mr Tony Lai - Representer

R1094 – Chan Suk Han

Ms Chan Suk Han - Representer

R1117 – 吳先生

Mr Lee Kwan Chak - Representer's representative

R1152 – Mok Kin Shing District Councillor

Mr Mok Kin Shing - Representer

R1153 – 胡志健區議員

Ms Chan Yan Yan - Representer's representative

R1287 – Szeto Chi King

Hon Jeremy Tam - Representer's representative

R1291 – Tse Suk Chun District Councillor

Ms Tse Suk Chun - Representer

R1293 – Cheng Keng Ieong District Councillor

Mr Cheng Keng Ieong - Representer

R1309 – Li Sau Shing

Mr Li Sau Shing - Representer

R1318 – Miss Lo

R1750 – Lau Siu Yin

R1923 – Tam Yim Yi

R2076 – Ngai Hon Man

R2101 – Victoria Wong

C24 – Jeffrey Andrews

Ms Lau Siu Yin]	
Mr Ngai Hon Man]	Representers/Commenter and
Ms Victoria Wong]	Representers' representatives
Mr Jeffrey Andrews]	

R1328 – Iris Lim

R1814 – Hon Cheung Chiu Hung

Hon Cheung Chiu Hung	-	Representer and Representer's representative
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R1339 – Candiana

R1491 – 劉慶揚

R1760 – 羅子桐

R1824 – 林沅鋒

R1881 – Eva Kan

R1893 – 李鳳妍

R1979 – Siu Yuen Yee

R5032 – Cherry Chan

R6236 – Tang Wai Pong

Mr Tang Kam Ming]	Representers' representatives
Ms Carol Lee]	

R1340 – Sin Che Kwan Karen

R1341 – Alice Leung

Ms Sin Che Kwan Karen]	Representer and Representer's
Mr Albert Lee]	representatives

R1416 – Yue Drina C

Ms Yue Drina C	-	Representer
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R1475 – Dennis Balcombe

Mr Dennis Balcombe	-	Representer
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R1836 – Tong Hing Fong

Ms Tong Hing Fong

- Representer

33. The Chairperson extended a welcome and briefly explained the procedures of the hearing. She said that as the two Legislative Council (LegCo) Members, the Hon Cheung Chiu Hung (R1814) and the Hon Jeremy Tam who represented R1287 had to leave early to attend the LegCo meeting, they would be invited to give their oral submission after PlanD's presentation. There was no objection to that arrangement from other representers/commenters. She then invited PlanD's representative to brief Members on the background to the representations and comments.

34. With the aid of a PowerPoint presentation, Mr Tom C.K. Yip, DPO/K briefed Members on the representations and comments, including the background of the amendments, the grounds/views/proposals of the representers/commenters, planning assessments and PlanD's views on the representations as detailed in the TPB Paper No. 10355.

35. The Chairperson then invited the representers/commenters or their representatives to elaborate on their representations/comments.

R1328 – Iris Lim

R1814 – Hon Cheung Chiu Hung

36. The Hon Cheung Chiu Hung made the following main points :

- (a) he supported the increase in provision of the much needed public housing and community facilities. However, he was concerned that the proposed amendments would affect the New Horizons Building (NHB) currently occupied by Christian Action (CA), which had a long history in providing services to the minority groups, including ethnic groups, refugees, domestic helpers and new immigrants, not currently covered by social welfare services receiving funding from the Government;

- (b) while receiving no government funding, CA was providing meals to the elderly and families in need. It also provided day care services to take care of primary school students that required special care at a nominal monthly fee. In short, grass-root families could not get similar services anywhere else in Hong Kong and CA's services should not be interrupted;
- (c) the services provided by CA should be enhanced by upgrading its premises at NHB. Regrettably, the site was rezoned for development and CA had to be displaced. CA was not consulted on the proposed relocation and the impact on its relocation was not thoroughly considered. Community planning was also important in carrying out development and a social impact assessment should be carried out as part of the planning process;
- (d) the premises at Choi Wan (II) Estate offered for its relocation were not convenient to those using the existing services provided by CA. It would also incur an additional cost of \$4 million per annum on rent and maintenance, which would impose significant financial burden on CA and adversely affect those receiving its services; and
- (e) the large number of representations/comments had reflected the local concern on the impact of the rezoning on CA. Amendments to the OZP should be reviewed and CA should not be adversely affected by the proposed public housing development.

R1287 – Szeto Chi King

37. The Hon Jeremy Tam made the following main points :

- (a) he objected to the proposed rezoning;
- (b) local residents were concerned about whether there would be sufficient

provision of shops/market in the future public housing development and the relocation of CA;

- (c) there was a total population of about 60,000 in Richland Gardens, Kai Yip Estate, Kai Ching Estate and Tak Long Estate. The proposed public housing development would bring about another 10,000 population to the area. More shopping facilities/wet market were required as local shops and market were constantly under the threat of rent increase, which in turn would affect the livelihood of residents;
- (d) while a nearby vacant school in Kai Yip Estate was recently allocated to Hong Kong Army Cadets Association, relocation sites previously offered to CA were in remote rural areas and the premises were in a dilapidated state, which would require extensive renovation at a high cost. Short notice was given to CA to vacate NHB and relocate to Choi Wan (II) Estate by June 2018. It was not possible that CA could be relocated in time as CA was still negotiating with the Labour and Welfare Bureau on the relocation arrangement. Moreover, renovation of the relocation premises would take time;
- (e) CA had been operating in NHB rent-free for over 30 years, which indicated that there was a demand for such services. After its relocation to Choi Wan (II) Estate, CA would need to spend \$4 million on rent and maintenance per annum. That amount of money could better be spent on providing services to those in need. There was no justification to relocate CA from rent-free premises to rent-charging premises; and
- (f) relocating CA might lead to termination of existing services provided by the organisation. The Government had no contingency plan to take over the services provided by CA in the event that those services could not be financially sustainable after relocation. The Board should defer or reject the rezoning to allow time for the Government to work out a better plan for maintaining CA's operation and services.

[Ms Sandy H.Y. Wong returned to join this session of the meeting at this point.]

R9 – Christian Action

R1349 – Cheuk Yuet Ying

R1417 – Martin Lai

R1424 – Lai Hing Ling Peter

R1429 – Ng Hon Yip

R1486 – Cindy Siu

R1730 – Cheung-Ang Siew Mei

R1749/C20 – May Ng

R2004 – Danny Chong

R2040/C39 – Yu Ching Han

R6333 – Po Kam Cheung

38. With the aid of a PowerPoint presentation, Mr Ian Brownlee made the following main points :

- (a) CA was a non-government organisation (NGO) providing a wide range of social services and had been using NHB for over 30 years. NHB was owned and maintained by the Government and it was in good condition. The building was served by MTR and public transport and was located in an area with high concentration of public housing estates, where most of CA's clients lived. There was no reason why NHB should be demolished and the social services and community network established by CA be terminated. NHB should be retained as a community asset;
- (b) the zoning boundary on the OZP cut through the existing NHB with half of the building zoned "R(A)" for public housing while the remaining half zoned "Government, Institution or Community" ("G/IC") for school development. The zonings had no respect to the existing situation of the site;
- (c) there were surplus schools in Kwun Tong and some had been converted for non-educational use. School site should be reserved in the Anderson Road Quarry area where there would be population increase. As the proposed school site was reserved for long-term development, there was no implementation programme for the school and hence no urgent need to vacate CA and demolish NHB. Two alternative zonings

were proposed by the representer namely (i) the “G/IC” zone to cover the existing NHB site for its retention and the remainder of the site zoned “R(A)” for public housing development providing about 4,310 flats, or (ii) a larger “G/IC” zone on the west to retain NHB and to reserve a site for school development while the eastern half of the site for public housing development providing about 2,920 flats. Under both scenarios, CA would be able to provide service to the existing residents as well as the future residents in the new public housing development; and

- (d) the proposed zoning on the OZP was not rational. There was no reason why NHB where CA was operating could not be zoned “G/IC” to continue its GIC use, but a school premises falling within an area zoned “R(A)” in Choi Wan (II) Estate was offered for its relocation. Instead of vacating CA and demolishing NHB for public housing and future school development, the school premises in Choi Wan (II) Estate could be used for Phase 2 development of the proposed public housing development or a reserved site for the long-term school programme.

39. Mr Samuel Yung made the following main points :

- (a) he was the Chairman of the Hong Kong Professionals and Senior Executives Association and supported the works of CA;
- (b) CA was a NGO that did not receive any government funding, but had served over 67,000 people annually for the past decades. It provided meals to the poor, after school day-care services for primary school students, family counselling service and training courses for job seekers, as well as social services in China; and
- (c) vacating CA from NHB would have adverse impact on CA’s services and the social and community services in Hong Kong as a whole. It

was very important that CA should be allowed to stay in NHB, or the relocation site should be carefully selected to cater for CA's requirement.

40. With the aid of a PowerPoint presentation, Mrs Cheung-Ang Siew Mei made the following main points :

- (a) NHB was formerly the headquarters of RAF and had been used as a Vietnamese refugee camp. It was the only refugee camp structure left in Hong Kong and should be retained. CA with NHB as headquarters coordinated the organization's 21 service and training centres and 5 community sales outlets. NHB which was centrally located served 6 public housing estates in three districts. Since CA moved into NHB, the building was renovated gradually;
- (b) CA had recently been offered a school premises in Choi Wan (II) Estate. However, the offer package was challenging for CA and the 4-month time frame required by the Government for CA to vacate and relocate was unreasonable. As the proposed premises reprovisioned were previously a primary school, the setting and facilities were not suitable for adult training use. More time was required for renovation and obtaining the necessary registration and accreditation;
- (c) the reprovisioned premises at Choi Wan (II) Estate was far away from those people living in public housing estates near NHB currently receiving services from CA. The relocated site was in an uphill location and not convenient to the elderly and young children now visiting CA;
- (d) the school building was in a poor condition and the offer was also not financially viable. CA was a self-financing organisation which did not receive government subvention. The need to spend over \$4 million annually on rent, maintenance and rate would be at the expense of the funding for its social welfare programmes and a number of services

would need to be terminated due to funding shortage. CA had been suffering an accumulated deficit of \$11.5 million in the last decade for providing a number of social welfare services. In addition to the need for additional recurrent expenditure on rent, CA would need to raise \$50 million to renovate the vacated school premises offered to CA;

- (e) CA had 550 employees providing an annual service contribution of \$106 million to the Hong Kong community and served 287,000 people annually. CA was providing support and training to the youth, new immigrants, refugees, foreign domestic helpers and ethnic minorities; study room for the youth; reading area/computer facilities to the elderly; meal boxes to the elderly, handicapped and the under-privileged groups; counselling services to stressful families and individuals, as well as operating a social enterprise for recycling and green collection programme. If CA was relocated to Choi Wan (II) Estate, a number of the above services would have to be terminated due to inadequate space and funding. Eventually about 54 staff would lose their jobs and about 63,000 beneficiaries would be affected; and
- (f) apart from providing housing, the general welfare of the community should also be promoted and she hoped that the Board would consider amending the zoning of the site to retain NHB for CA's use.

41. Mr Sherman Chau made the following main points :

- (a) it was CA's calling to serve the poor and the underprivileged. Using NHB as a base, it had grown from a shelter for Vietnamese refugees to a comprehensive service centre providing a multitude of social welfare services for different target groups;
- (b) CA provided support to the underprivileged, ethnic minorities, elderly, youth and families, and retraining programmes/job placement for job seekers, as well as after-school child care services to alleviate the stress

of families and individuals in coping with the living. The services provided were valuable and essential to residents in the area. It supplemented and complemented the social services provided by the Government; and

- (c) the Government's effort in identifying suitable sites for public housing development was appreciated. However, it was equally important to ensure that the social welfare services provided by CA at NHB should not be interrupted. CA had proposed alternatives in meeting housing demand while retaining CA's services in NHB. CA should be allowed to continue using NHB.

42. Mr Anthony Turner made the following main points :

- (a) CA had a long and proud history of serving the underprivileged groups in Hong Kong in NHB in the past 32 years, and had served over one million people. There was a shortage of housing in Hong Kong and the proposed public housing development was not objected to. However, the Government had not recognised the fact that social welfare services provided by CA was needed to serve those currently living in the area as well as the future residents in the new public housing development. Every effort should be made to allow CA to integrate with the new development and continue its operation in NHB. Relocating CA or disrupting its service was unwise;
- (b) CA was operating at a deficit to provide all the services. Relocating CA to the reprovisioned premises in Choi Wan (II) Estate would exponentially increase the expenditure of the organisation. Moving CA's services away from the area where most of its clients were living was not seeing the reality; and
- (c) if the issue on whether to relocate CA for development was not handled in a thoughtful and sensitive way, it would have detrimental effect on

CA as well as the people it served.

R10 – Mary Mulvihill

43. With the aid of the visualizer, Ms Mary Mulvihill made the following main points :

- (a) resolving situations in a piecemeal manner could not address the problem. While there was a shortage of housing land in Hong Kong, it was not the only concern of the community and the quality of living should also be considered;
- (b) the proposed public housing development was located very close to Richland Gardens and Kai Yip Estate. There would be adverse impact on the surrounding residents in terms of natural lighting, ventilation and views. The proposed public housing would be in close proximity to a flyover and the mitigation measures were not satisfactory;

[Mr Lincoln L.H. Huang left this session of the meeting at this point.]

- (c) NHB should be retained and zoned “G/IC” and “Open Space” (“O”) for CA to continue to grow and provide the many social welfare services that the local community needed but were not provided by the Government;
- (d) open space should not only be considered quantitatively, but also in terms of the location and disposition, and how it contributed to the overall living standard of the residents. That was demonstrated in the Board’s decision to retain the “O” site next to Kitchee Football Centre in Shatin instead of rezoning it for residential development;
- (e) there was inadequate social welfare/community facilities, particularly the elderly or aging-in-place services despite of the aging population. The

Policy Address had mentioned that the Government would strengthen its efforts in providing supports to families by providing a number of social welfare and community services including home-care support for the elderly, child care centre, after-school learning and support programme, district health care centre and outreach services etc. However, there was no provision for such facilities in the proposed public housing development;

- (f) the area should be developed for open space and GIC uses by introducing services promised by the Government to complement those services provided by CA. The proposed public housing development should be provided elsewhere;
- (g) there was a Grade 1 historic building adjacent to the site proposed for public housing development. It should be preserved to commemorate the ex-RAF Compound;
- (h) the site reserved for school development was problematic as mitigation measures were required to address noise and air ventilation problems. A more suitable site elsewhere should be identified for the proposed school; and
- (i) the recent Audit Commission Report accepted by government departments had stated clearly that sites designated for GIC uses should be used for such purpose. Also, the latest Policy Address had shifted the emphasis on housing development to the provision of community services. The Board should consider the change in policy initiative and no more “G/IC” sites should be rezoned for other uses.

R11 – Sun Shun Kei

44. Mr Sun Shun Kei made the following main points :

- (a) he objected to the public housing development under Amendment Item A but had no objection to reserving a site for school development. The site was zoned “O” and had never been used for residential purpose nor intended for such use in the past. The site should be left the way it was and there was no reason to change the existing condition of the site;
- (b) there was no shortage of housing land in Hong Kong, and the problem was the way housing developments were carried out, e.g. the sites in ex-Kai Tak Airport were left idle for over 20 years and various public/private housing developments had not fully utilised the development potential at the sites. The Government should examine ways to fully utilise the potential of existing housing sites before rezoning other sites for housing development. The subject site should better be rezoned from “O” to “G/IC”, considering the interests of all stakeholders;
- (c) Kwun Tong Road was subject to a speed limit of 70 km/hr and it was not safe to have bus stops en-route from traffic safety point of view. Instead, the site should be rezoned for the provision of a basement car park for private cars, coaches and goods vehicles to address the illegal parking problem at Wang Kwong Road and Wang Chiu Road. A PTI with Park & Ride facilities and underground pedestrian links to MTR Choi Hung Station and the future Kai Tak Station could also be provided. Playground, ball courts, open space/green area and market could be developed above ground;
- (d) the vacant school zoned “R(A)” in Choi Wan (II) Estate could be used for in-fill housing development while the site occupied by a vacant school near KTM could be reserved for future school development.

There was no need to rezone NHB and its surrounding area for development; and

- (e) the traffic impact assessment (TIA) had assumed that most residents would take public transport in Kwun Tong Road or walk to MTR stations, and had probably not taken into consideration the demand for taxi services from residents of Kai Ching and Tak Long Estates. Also, the pedestrian flow at the two existing pedestrian footbridges was near zero. The TIA might not be acceptable.

45. The meeting was adjourned for lunch break at 12:45 p.m.

46. The meeting was resumed at 2:10 p.m. on 15.11.2017.

47. The following Members and the Secretary were present at the resumed meeting:

Permanent Secretary for Development
(Planning and Lands)
Ms Bernadette H.H. Linn

Chairperson

Professor S.C. Wong

Vice-chairperson

Mr H.W. Cheung

Mr Ivan C.S. Fu

Mr Sunny L.K. Ho

Mr Dominic K.K. Lam

Ms Christina M. Lee

Mr Stephen H.B. Yau

Dr F.C. Chan

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Dr Lawrence K.C. Li

Professor T.S. Liu

Ms Sandy H.Y. Wong

Mr Franklin Yu

Chief Traffic Engineer (Kowloon)
Transport Department
Mr Simon H.W. Lau

Deputy Director (1), Environmental Protection Department
Mr Elvis W.K. Au

Assistant Director (Regional 1), Lands Department
Mr Simon S.W. Wang

Presentation and Question Sessions (Cont'd)

[Open Meeting]

48. The following government representatives, representers, commenters and their representatives were invited to the meeting at this point:

Government Representatives

Planning Department (PlanD)

Mr Tom C.K. Yip - District Planning Officer/ Kowloon
(DPO/K)

Ms Sandy S.K. Ng - Senior Town Planner/Kowloon (STP/K)

Housing Department (HD)

Ms Emily W.M. Ip - Senior Planning Officer 9 (SPO 9)

Mr Alex Y.K. Tse - Planning Officer 19 (PO 19)

Ms Cindy S.M. Chan - Architect 122 (A 122)

Mr Samuel S.Y. Kan - Civil Engineer 35 (CE 35)

Representers, Commenters and their representatives

R9 - Christian Action

R1349 – Cheuk Yuet Ying

R1417 – Martin Lai

R1424 - Lai Hing Ling Peter

R1429 - Ng Hon Yip

R1486 – Cindy Siu

R904 - 鄭漢緯

R913 - 洪立志

R917 - Lai Hin Ting

R920 - 劉先生

R926 - Tang Yiu Choi Polly

R928 - Mrs. Lam

R932 - Li Ling Har

R935 - 楊安振

R937 - Fung King Chun

R939 - Lau Suet Yee

R954 - Wong Leung

R962 - Ng Che Shun Richard

R967 - 黃偉斌

R979 - Chan Hing Keung

R987 - Amy Long

R990 - 何耀榮

R997 - Kwong Kai Yuen

R1004 - Suen Wai Yee

R1007 - Sam Sok Mei

R1015 - 鄭嘉偉

R1021 - 李貴祥

R1029 - 岑愛惠

R1043 - Wong Yu Ho

R1060 - 鄭如意

R1064 - Ng Wing Hong

R1072 - 何耀錦

R1078 - 林婉明

R1092 - Tsoi Kwei Yee

R1109 - Kennedy Lee

R1116 - 李元宏及陳美鴻

R1120 - Cheng Wai Yip

R911 - 連畢天

R914 - Tseng Kwai Cheung

R918 - Ng Ka Fai

R921 - 林小姐

R927 - 司徒經創

R930 - 林太

R933 - 吳鎮榮

R936 - 李錦全

R938 - Lo Sze Sze

R941 - 杜小紅

R958 - 曾漢強

R963 - 張海

R974 - Ng Suet Ching

R980 - 陳子喬

R989 - 陳麗芳

R991 - Phoebe Lung

R1000 - 王仲安

R1006 - Tsim Bo Bo

R1014 - 陳慧薇

R1020 - Tsim Wing Keung

R1027 - 王俊恆

R1030 - 駱桂

R1044 - Wong Ngan Sung

R1061 - 梁德甫

R1067 - 梁美芳

R1076 - 王紫寧

R1091 - Chu Wai Ling

R1102 - Cheung Siu Fun

R1114 - Chan Hon Keung

R1118 - Law Ping Robin

R1122 - Lee Wai Ming

- R1123 - 莫潤卿
R1126 - K F Li
R1132 - 羅麗嫻
R1141 - Yun Sin Chi
R1177 - Siu Yuen Shan
R4307 - Tam Wing Hong
R7102 - 趙月琴
Mr Anthony Bux - Representers and Representatives' representative
- R675 - Lai Chi Man
Mr Lai Chi Man - Representers
- R766 - 陳鳳鳴
Ms Li Man Kei] Representers' representatives
Mr Cheung Kwok Ki]
(Kam Lok Disco Lighting & Sounds Co. Ltd)
- R1047 - 甘環諭
Ms Kam King Yu - Representers
- R1408 - Lee Kwan Chak
R1117 - Mr Ng
Mr Lee Kwan Chak - Representers and Representatives' representative
- R1053 - Ha Kwok Ping
Mr Ha Kwok Ping - Representers
- R1068/R5049 - 黎堅勝
Mr Tony Lai - Representers

R1094 – Chan Suk Han

Ms Chan Suk Han - Representor

R1152 - Mok Kin Shing District Councillor

Mr Mok Kin Shing - Representor

R1153 - 胡志健區議員

Ms Chan Yan Yan - Representor's representative

R1291 - Tse Suk Chun District Councillor

Ms Tse Suk Chun - Representor

R1293 - Cheng Keng Ieong District Councillor

Mr Cheng Keng Ieong - Representor

R1309 - Li Sau Shing

Mr Li Sau Shing - Representor

R1318 - Miss Lo

R1923 - Tam Yim Yi

R2076 - Ngai Hon Man

C24 - Jeffrey Andrews

R1750 - Lau Siu Yin

R2101 - Victoria Wong

Ms Lau Siu Yin - Representor and Representors' representative

Mr Ngai Hon Man]

Ms Tam Yim Yi] Representors

Ms Victoria Wong]

Mr Jeffrey Andrews - Commentor

R1339 - Candiana

R1491 - 劉慶揚

R1760 - 羅子桐

R1824 - 林沅鋒

R1881 - Eva Kan

R1893 - 李鳳妍

R1979 - Siu Yuen Yee

R5032 - Cherry Chan

R6236 - Tang Wai Pong

Ms Lam Yuen-fung]	Representers
Ms Li Fung Yin]	
Mr Law Tsz Tung]	
Mr Tang Kam Ming]	Representer's representatives
Ms Carol Lee]	
Ms Ng Mei Lan]	
Ms Ma Bi Yan]	
Mr Ng Wang Chin]	
Ms Fion Lai]	
Ms Asma Batool]	

R1340 - Sin Che Kwan Karen

R1341- Alice Leung

Ms Sin Che Kwan Karen	-	Representer
Mr Albert Lee	-	Representer's representative

R1416 - Yue Drina C

Ms Yue Drina C	-	Representer
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R1475 - Dennis Balcombe

Mr Dennis Balcombe	-	Representer
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R1485 - Mana Ng

Mr Patrick Wong	-	Representer's representative
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(ISS Facility Services Ltd.)

R1836 – Tong Hing Fong

Ms Tong Hing Fong - Representer

R1916 – Mona Tsang

Ms Mona Tsang - Representer

R1943 – Choy Mo Boon Mervin

Mr Choy Mo Boon Mervin - Representer

R2067 – Yan Wong

Ms Yan Wong - Representer

49. The Chairperson extended a welcome to the government representatives, representers, commenters and their representatives. She then invited the representers, commenters and their representatives to give their oral submissions.

R1475 - Dennis Balcombe

50. Mr Dennis Balcombe made the following main points:

- (a) he was a pastor of a Christian church living in Hong Kong for 48 years and he knew a lot of the directors and staff of the Christian Action (CA) as well as the services they provided;
- (b) the Government had provided a lot of assistance to a charitable organization he involved in Kwai Tsing as well as to another non-governmental organization (NGO) which provided services to the drug addicts and sex workers. The Government was requested to help CA remain in its current location so as to allow it to continue its services to the community. CA had helped the Vietnamese refugees, assisted new immigrants to adapt to the new environment, offered free meals and provided tutorial classes to the grassroots over the past years. It also helped out the medical and many other charitable services in Qinghai of

Mainland China; and

- (c) continuance of CA's services was very important to the residents in Kwun Tong. Members were requested to consider allowing CA to stay in its current location.

[Mr Elvis W.K. Au returned to join the afternoon session of the meeting at this point.]

R12 – Hong Kong Rugby Union

51. With the aid of a Powerpoint presentation, Mr Ian Brownlee made the following main points:

- (a) it was stated in paragraph 6.4.2 of the TPB paper No. 10355 (the Paper) that the “Open Space” (“O”) zone was not to be retained as there was sufficient provision of open space in the area and there was no development programme for the “O” zone. However, the site concerned was the only significant and major open space for sports facility in the area. Not retaining it would render the area with no open space of any significance;
- (b) regarding the use of space for sports, the Leisure and Cultural Services Department (LCSD) said that some selected soccer pitches in Kwun Tong district, e.g. Kowloon Bay Sports Ground, were available for booking for playing rugby. There was no imminent need for an additional rugby pitch. LCSD should take into account factors such as the demand for and usage of such facilities, the Hong Kong Planning Standards and Guidelines (HKPSG), resources availability as well as the view of Kwun Tong District Council for planning and development of future leisure and sports facilities;
- (c) it should be noted that LCSD did not have the resources for providing sports and recreational facilities irrespective of the need and LCSD and

PlanD had not provided the following facts for the Town Planning Board (the Board) to make a decision:

- (i) it was an obvious community benefit for young people to be involved in sports;
 - (ii) the rezoning proposal of “O” sites could apply to anywhere, posing threat to the sports facilities in Hong Kong, including Hong Kong Rugby Union (HKRU)’s pitches at King’s Park and Tin Shui Wai;
 - (iii) HKRU had the financial means to provide sports and recreational facilities, which should have been provided by LCSD, for the overall benefit of the community; and
 - (iv) the outdated HKPSG would not be useful in the decision making process;
- (d) the objective of HKRU was to encourage greater participation in rugby with an emphasis on engaging the wider community to promote rugby as a community-based sports. HKRU offered competitive and social rugby games to tertiary, junior as well as top players. Majority of the revenue gained from the sports, such as Rugby Sevens, was channelled back into developing the game and promoting rugby as a community-based sports;
- (e) the HK2030+ priorities included initiatives to promote a healthy city, reinvent public space and enhance public facilities by exploring the scope for increasing the open space per capita standard under the HKPSG appropriately;
- (f) HKRU’s priorities aligned with those of the HK2030+ in that HKRU promoted health and fitness of local youth as well as built and supported communities through developing and providing public pitches for rugby and other sports, e.g. the Tin Shui Wai project;

- (g) the rezoning proposal would significantly reduce the amount of open space in the area;
- (h) according to a study carried out by HKRU's consultant, there was a significant growth in the number of teams and people in Rugby and the other sports. The increase in the girls and women participation was particularly significant. The situation had already rendered a shortfall of 4,527 sessions to accommodate the need of club and school teams even without taking into account the future growth in demand. To meet future demand, there should be nine more pitches. However, the number of sessions available for rugby playing was slightly decreasing with the sessions in Kowloon Bay Sports Playground being slashed to one;
- (i) there were ways that HKRU could help meet the demand such as to apply for use of the "O" zone. HKRU had taken over a vacant "O" site in Tin Shui Wai which LCSD had no resources to develop. Since then, the site had become a base of many clubs for community-based sports. Space for sports was needed to socially engaged the young people in the community;
- (j) rugby training grounds in Hong Kong were in high demand. The Tai Hang Tung (THT) pitch managed by LCSD and used by 40 schools were over-booked. The tertiary institutes in Kowloon East did not have a sports pitch and they had to use either the one in King's Park or THT. The Kowloon Bay Sports Ground, the Kowloon Bay Park and the Po Kong Village Park only had one to two sessions each for use by senior clubs or touch clubs;
- (k) if the subject site at Wang Chiu Road (WCR) was developed for a new pitch, it would be fully utilized during weekdays for schools, evenings for tertiary institutes and senior clubs, Saturday afternoons to alleviate the current shortage and Sunday mornings for colt games or mini programmes as well as for other sports;

- (l) the WCR site would have been a beautiful park for everyone, not only for active sports but also a whole range of activities. It would also be an important green space in that densely populated part of Kowloon. The rezoning had confined the remaining “O” zone to areas under flyovers, making it virtually unusable for active recreational uses;
- (m) HKRU proposed to retain a portion of the site, which was equivalent to the size of a football pitch for soccer or rugby so as to retain some of the original intention of the site for the community; and
- (n) the Board was requested to assess the actual needs for sports pitches based on fact but not the outdated HKPSG, noting that rezoning the “O” zone would remove the opportunity of meeting the community aspirations for more sports facilities and the shared space at Kowloon Bay Sports Ground was over-used. Keeping the site zoned “O” would meet the important community need in the proximity of where people lived.

52. Upon request by Mr Anthony Bux (R13) and no objection from the attendees, the Chairperson agreed to let the three District Councillors, R1291, R1293 and R1152, to make their oral presentations first.

R1291 - Tse Suk Chun District Councillor

53. Ms Tse Suk Chun made the following main points:

- (a) CA was invited by the Labour and Welfare Bureau (LWB) to provide services to the grassroots in Kwun Tong during the very difficult time in the past. To help the general public, CA offered employee retraining programmes and other services which were not subvented by the Government;
- (b) since the site where New Horizons Building (NHB) was situated was required for public housing development, CA had to be relocated. When

she sought help from the Social Welfare Department (SWD) and the Home Affairs Department (HAD), they either replied that the services provided by CA was not subvented by public fund or the reprovisioning matter was outside their purview. They therefore would not be involved in the reprovisioning matter of CA;

- (c) although a primary school at Choi Wan (II) Estate had been identified as a reprovisioning site for CA, it was subject to an annual rental of some HK\$2,600,000 on top of the maintenance expenses. The high cost would render the continual operation of CA very difficult; and
- (d) Members were requested to help CA in the reprovisioning matter since if the reprovisioning was not handled properly, it would send a message to the other similar NGOs that their services, although beneficial to the community, might not be supported by the Government at the end of the day and discourage them to continue.

R1293 - Cheng Keng Jeong District Councillor

54. Mr Cheng Keng Jeong made the following main points:

- (a) he also spoke for Mr Wu Chi-kin (R1153), a member of the Wong Tai Sin District Council;
- (b) CA had served the community for 20 to 30 years. Should the organization be reprovisioned in Choi Wan (II) Estate, it would not be accessible by the elderly. It was not understood why the important community services provided by CA had to be removed while space had been reserved for the not so imminent facilities, such as kindergarten, in the proposed public housing estate;
- (c) the Government should adopt a more flexible approach in providing social and community services, taking into account not only the rigid planning

scheme boundary but also the convenience of the local residents. Since Richland Gardens was inconveniently located, additional community facilities, such as a library, should be provided in the nearby area such as Kai Tak;

- (d) the subway connecting the WCR site and Mass Transit Railway (MTR) Choi Hung Station had already reached its capacity during peak hours. The facility would not be able to cope with the additional pedestrian traffic generated by the proposed public housing development on the WCR site;
- (e) the MTR trains at Choi Hung Station were already very full during peak hours and whether they could take on more passengers was doubtful; and
- (f) the social services provided by CA should have been well recognised. While it was important to provide more public housing, the reprovisioning issue of CA should be handled properly to achieve a win-win situation.

R1152 - Mok Kin Shing District Councillor

55. Mr Mok Kin Shing made the following main points:

- (a) he agreed to the proposed public housing on the WCR site but the Government should at the same time take care of the needs of the community. The District Council had provided views and comments on the rezoning proposals but he was disappointed that their views had not been fully taken on board;
- (b) CA was currently in a quagmire after years of provision of services to the refugees, new immigrants and the local residents. Their future had become uncertain ever since they were required to move. The proposed reprovisioning site in Choi Wan (II) Estate was not satisfactory as CA had to pay a huge sum on rental and maintenance annually. Although there were suitable reprovisioning sites in the vicinity of CA's current site, the CA's

requests for use of those sites had all been turned down;

- (c) although the Government said that the traffic conditions in the area would be improved upon implementation of the recommended junction improvement works, it should be noted that outward bound traffic from the WCR site still relied heavily on Kwun Tong Road and Lung Cheung Road. Under such circumstances, traffic conditions of the area might not be improved easily;
- (d) as a side issue, the Government should be practical in considering the provision of community facilities in the area. Although there were wet market and library in Ngau Chi Wan, the facilities were too far away from residents of Richland Gardens; and
- (e) Members were requested to listen to views of the local, the District Council and CA before making a decision on the matter.

R13 – Anthony Bux District Councillor

R841 - 施雪麗

R845 - K K Kwong

R854 - 彭品剛

R859 - 盧佩華

R871 - Lee Lai Shan

R874 - Chan Kai Ming

R878 - Yu Lam

R882 - 何慧敏

R886 - Chow Wai Leung

R890 - Wu Sau Man

R893 - Chu Siu King

R897 - 曾朗彥

R904 - 鄭漢緯

R913 - 洪立志

R840 - Tam Hau Kwan

R844 - Y F Tsui

R851 - 許源順

R858 - 葉翠麗

R863 - 蔡雄標

R873 - Lam Man Yung

R877 - 張協榮

R880 - Choi Hang Yee

R885 - Ko Hing Biu

R889 - 陳逢明

R892 - Har Mi Wah

R896 - 丘愛珠

R898 - 譚萬紅

R911 - 連畢天

R914 - Tseng Kwai Cheung

R917 - Lai Hin Ting

R920 - 劉先生

R926 - Tang Yiu Choi Polly

R928 - Mrs. Lam

R932 - Li Ling Har

R935 - 楊安振

R937 - Fung King Chun

R939 - Lau Suet Yee

R954 - Wong Leung

R962 - Ng Che Shun Richard

R967 - 黃偉斌

R979 - Chan Hing Keung

R987 - Amy Long

R990 - 何耀榮

R997 - Kwong Kai Yuen

R1004 - Suen Wai Yee

R1007 - Sam Sok Mei

R1015 - 鄭嘉偉

R1021 - 李貴祥

R1029 - 岑愛惠

R1060 - 鄭如意

R1064 - Ng Wing Hong

R1072 - 何耀錦

R1078 - 林婉明

R1092 - Tsoi Kwei Yee

R1109 - Kennedy Lee

R1116 - 李元宏及陳美鴻

R1120 - Cheng Wai Yip

R1123 - 莫潤卿

R1126 - K F Li

R1132 - 羅麗嫻

R918 - Ng Ka Fai

R921 - 林小姐

R927 - 司徒經創

R930 - 林太

R933 - 吳鎮榮

R936 - 李錦全

R938 - Lo Sze Sze

R941 - 杜小紅

R958 - 曾漢強

R963 - 張海

R974 - Ng Suet Ching

R980 - 陳子喬

R989 - 陳麗芳

R991 - Phoebe Lung

R1000 - 王仲安

R1006 - Tsim Bo Bo

R1014 - 陳慧薇

R1020 - Tsim Wing Keung

R1027 - 王俊恆

R1030 - 駱桂

R1061 - 梁德甫

R1067 - 梁美芳

R1076 - 王紫寧

R1091 - Chu Wai Ling

R1102 - Cheung Siu Fun

R1114 - Chan Hon Keung

R1118 - Law Ping Robin

R1122 - Lee Wai Ming

R1124 - 黎 順

R1131 - Pauline Chung

R1136 - 李月嫦

R1141 - Yun Sin Chi

R1145 - Ngo Yap Foon

R1177 - Siu Yuen Shan

R1476 - Ho Tsz Leung

R4307 - Tam Wing Hong

R7091 - 梁尚玲

R7102 - 趙月琴

R7389 - 何志雄

56. With the aid of a Powerpoint presentation, Mr Anthony Bux made the following main points:

- (a) other than being a councillor of the Kwun Tong District Council (Richland Gardens Constituency), he and his family had been living in Richland Gardens since 1985. He therefore knew the community well and objected to the rezoning of the two sites in WCR from “O” to “Residential (Group A)” (“R(A)”) on the ground that the facts and justifications presented by the Government were incorrect;

History of the two sites at Wang Chiu Road

- (b) the sites were used as an air force base in the 1940s, a recreational club of the Hong Kong Police Force and a detention camp for the Vietnamese refugees in the 1970s and currently used by CA and the Hong Kong Fire Services Club (HKFSC);
- (c) they were close to the former Kai Tak International Airport and the HSBC Vault was found in the vicinity;
- (d) in the 1980s, Richland Gardens was developed and the community had by and large remained unchanged over the past 30 years, i.e., locating at the remote part of the urban area with Kai Yip Estate, Kai Tai Court and the industrial / business areas in Kowloon Bay as its neighbours;

Development Constraints

Traffic

Road traffic

- (e) there had been no traffic improvement despite population kept on growing in the past years;
- (f) residents in the Kai Tak area had to make use of the two accesses from Muk Chui Street or Kai Wah Street to WCR or Wang Kwong Road for services, such as clinics and hospital, in Ngau Tau Kok and Kwun Tong. The accesses were heavily used and congested particularly in the evenings. Even with the proposed junction improvement works as stated in paragraph 6.3.10 of the Paper in place, it was considered that the traffic congestion problem would not be fully resolved;
- (g) although paragraph 6.3.10 of the Paper mentioned about Trunk Road T2 and the Central Kowloon Route, the former was not designed to serve the area and hence would not alleviate the traffic problems in the area;

Public transport

- (h) there were shortage in public transport services and long queues for green minibus (GMB) routes 51M, 46 and 56. It was also not uncommon to note delays in GMB and bus services. Although residents had filed complaints to the Transport Department (TD), apart from saying that they would continue to monitor the situation or had instructed the GMB and bus companies to improve the services in TD's replies, no substantive remedial actions had been taken by the relevant parties so far;
- (i) it was stated in the Paper that additional public transport services would be provided to serve Kai Tak and the Kowloon Bay area, including introduction of new bus routes under Bus Route Planning Programme 2017-2018. It was considered that without improvement to the road networks, more buses on the road would only aggravate the traffic congestion problem;

Pedestrian traffic

- (j) paragraph 6.3.11 of the Paper said that the future residents of the proposed housing development might take various modes of transport services available in the vicinity to travel to / from different locations, including railway services (i.e. the site was located within walking distances from MTR Choi Hung Station, and the future Kai Tak Station of Shatin to Central Link (SCL)) and paragraph 6.3.13 said that there were existing pedestrian connections to the adjacent MTR stations. The Government should be aware that walking to the MTR stations for train services was not a habit of the residents. Instead of walking, they used the feeder services GMB routes 5M and 51M to the stations;

- (k) the MTR services were also inadequate. People currently had to wait for the third or fourth train before they could get on board during morning peaks. It was also doubtful if the carrying capacity of SCL could cope with the future increase in population in the area. As an estimate, there were about 100,000 people, excluding the future residents of the public housing estate on the WCR sites and the future Kai Tak development, living within 500m of the MTR Kai Tak Station;

Illegal parking

- (l) it was stated in paragraph 6.3.12 of the Paper that (i) the upper bound of the parking provision in the HKPSG had been adopted in order to provide sufficient parking facilities including private car, motorcycle and light goods vehicle for the future users of the WCR public housing development; (ii) arrangement had been made for letting of surplus monthly parking spaces of the nearby Choi Hung Estate to non-residents; (iii) the Government had adopted other means, e.g. temporary car parks, to provide parking spaces; and (iv) the Police would take enforcement action against illegal parking as appropriate;

- (m) illegal parking was still very serious in the area. According to a reply of the Police, 1,700 tickets had been issued from January to September 2017 for illegal parking in the areas around Richland Gardens. The Police also indicated that issuing tickets was not a long-term solution to tackle illegal parking. There were about 130 motorcycles illegally parked in the area every night. The measures mentioned in the Paper were considered ineffective in solving the illegal parking problems;

Aging population

- (n) according to 2016 by-census, there were about 15,000 elderly in Richland Gardens. In 2023, the number of elderly in the area would be in the order of 17,000 people;

Need for community facilities

Wet market

- (o) as the population was aging, there was a need for provision of community facilities, such as wet market, in the area for the convenience of the aged. The wet markets in Ngau Chi Wan and Ching Long Shopping Centre were about 800 m and 750 m away and were too far for the elderly;

Community hall

- (p) according to HAD, the usage rates of the Kai Yip Community Hall were 85% and 60% for the peak and off-peak hours respectively. There were 234 applications for use of the Community Hall in 2017 and only 158 (or 67.5%) of the applications were successfully approved. The provision of one single community hall in the area was not adequate for the current residents, let alone the future residents of the proposed WCR public housing site;

Sports facilities

- (q) it was stated in paragraph 6.4.2 of the Paper that since there was sufficient provision of open space in the area and there was no development programme for the “O” zone, it was considered appropriate to rezone the site for public housing and school developments to meet the need of the community. However, what the sports clubs in the area facing in recent years was that it was very difficult to book sports grounds for games. LCSD should reassess the demand and booking rate in deciding the provision of sports facilities in the area;

Clinics and Neighbourhood Elderly Centre

- (r) the Kowloon Bay Health Centre General Out-patient Clinic was generally fully booked. The elderly could not successfully make a medical appointment even five days in advance. Private medical practices in the area were also shrinking in services due to retirement of the practitioners;
- (s) with respect to elderly community services, there was only one neighbourhood elderly centre (NEC) of 30-50 places each in Kai Yip Estate, Telford Garden and Kai Ching / Tak Long Estate serving some 9,330 aged people in the area. Many of the elderly who could not secure a place in the NEC would just spend their time alone in the sitting-out areas. The demand for public health and elderly community services was very acute;

Counselling services

- (t) many suicidal cases had been reported in Richland Gardens, Kai Yip Estate, Kai Ching Estate and Tak Long Estate since 2014. They were signs to show that the current counselling and supporting services should be strengthened to avoid recurrence of such tragedies;

Good town planning

- (u) making reference to good town planning abroad, the rezoning proposal needed to be carefully considered taking into account all the relevant planning considerations. Development would only be given green light when the essential infrastructure and community services were in place; and
- (v) currently the working class in Hong Kong constituted about 59.3% of the population. New residential development should take into account the commuting need of the residents by careful planning of the road network and transportation facilities, the need of the aging population as well as the interface with the existing developments. CA had long been providing employment, training and supporting services to families, teachers and the needy in the community. The decision on removing CA was considered hasty without considering how the elderly and the working mother could continue to enjoy the services provided by CA when the organization was relocated to Choi Wan (II) Estate. Besides, to proceed with the rezoning without prior proper consultation with the Caritas Family Crisis Support Centre (CFSC) was not desirable. Locating a public housing estate side by side the CFSC would give rise to privacy issue. Given the aim of town planning in Hong Kong was to promote the health, safety, convenience and general welfare of the community, with all the issues of the WCR site remained unresolved, Members were requested to reconsider the rezoning proposal.

[Messrs Ivan C.S. Fu and Stephen H.B. Yau left this session of the meeting at this point.]

R766 - 陳鳳鳴

57. Mr Cheung Kwok Ki made the following main points:

- (a) he was a supplier of CA and had been providing services to CA in designing and setting up recruitment marts, carnivals and exhibitions since 2009;

- (b) CA provided recruitment services to help people find jobs. Each recruitment mart attracted thousands of people. CA also organised carnivals for local residents to promote friendly neighbourhood relationship;
- (c) CA, with a work force of some 200 staff, had been in the community for over 30 years and served over 16,000 people; and
- (d) should CA be required to move from its current location in NHB, people would lose a place where they could seek help in employment and training. For that reason, Members were requested to allow CA to stay at its current location for its continual provision of services to the community.

58. Upon request by Mr Tang Kam Ming, a staff of CA, and no objection from the other attendees, the Chairperson agreed to let Mr Tang Kam Ming and the beneficiaries of CA to make their oral submissions first.

R1339 - Candiana

R1491 - 劉慶揚

R1760 - 羅子桐

R1824 - 林沅鋒

R1881 - Eva Kan

R1893 - 李鳳妍

R1979 - Siu Yuen Yee

R5032 - Cherry Chan

R6236 - Tang Wai Pong

59. Mr Tang Kam Ming briefly introduced the eight beneficiaries who had been involved in the Ethnic Minorities, New Immigrants, Training, Children Development Fund and After School Care Services of CA to make oral submissions before the Board. The beneficiaries took turns to make the following main points:

Ms Asma Batool

- (a) she used CA's services in 2007 when she came to the centre empty-handed for employment to support herself and her one year old daughter;
- (b) thanks to CA's services, including the tutorial classes and other free activities for her daughter, she could currently stand on her feet with her family by her side. She would recommend CA to the other ethnic minorities who needed employment or other supporting services;
- (c) the current location of CA was very convenient to the ethnic minorities who lived in the area. She therefore requested Members to consider allowing CA to stay in its current location;

Mr Ng Wang Chin

- (d) he had been living in Kai Yip Estate for some 30 years together with CA in its current location;
- (e) he started to join the hobby classes organized by CA 20 years ago and learned that CA provided free dinners for the elderly;
- (f) like many of the retirees, the money he could spend on food was very limited. CA provided him and the other elderly in the area a source of good food. Should the CA be forced to relocate elsewhere, the elderly in the area would lose a place where they could eat better food free. It was his wish to have CA remained in its current location;

Ms Lam Yuen-fung

- (g) she first learned about CA when she sought tutorial class for her primary-school child. CA offered after school care and tutorial services at an affordable price to her;

- (h) not only had her child been taken care of by the services provided by CA, she had become a volunteer of the organization and attended the weekly women's group meeting. In the women's group meeting, she learned how to make soap and handicraft in the 'Do-It-Yourself' (DIY) classes, share child teaching experience and join social activities with the other women. CA also provided her with development opportunities to serve as teaching assistant and instructor of the DIY classes on a part-time basis;
- (i) should CA need to leave the community, parents living in Kai Ching and Tak Long Estates would not be able to find alternative affordable tutorial classes for their children. Should CA need to be relocated, the two vacant primary schools in Choi Hung Estate and the undeveloped sites in Kai Tak, which were close to Kai Ching and Tak Long Estates, were suitable reprovisioning sites;

Ms Ng Mei Lan

- (j) she attended CA's course on postnatal care for mothers in 2007 with a view to finding a job to support her children's education. Thereafter, with the help and advice of CA and the skills and knowhow she acquired from CA's vocational training classes on domestic assistance, cooking, massage and beauty, she got many employment opportunities and started her own business in postnatal care three years ago. She currently partnered with CA in her business and found her life and career fulfilling;
- (k) being situated centrally in Kowloon East, people found it convenient to attend CA's vocational training courses for employment opportunity and career advancement. NHB should not be demolished. If demolition was inevitable, space should be reserved in-situ for reprovisioning the CA facilities so that CA could continue providing appropriate services to people in the area;

Ms Li Fung Yin

- (l) as a single mother, CA had trained her up with skills to work as a domestic helper in 2001 and allowed her to support her family and send her daughter to study abroad;
- (m) she had encouraged her friends / neighbours to attend the wide range of vocational courses offered by CA to increase their competitiveness. Among the many services provided by CA, the employment services offered by CA were of particular importance to the middle-aged. The continuance of CA's services in the area was very important to the local community;

Ms Fion Lai

- (n) she was a secondary school student. Through the Children Development Fund of CA, she was able to take part in a holiday learning programme in the United Kingdom and an exchange programme in Italy for a year to broaden her horizons;
- (o) she also joined a volunteer programme of CA, which had provided a platform for her to develop her talent in singing, build up her self-esteem and to think positively;
- (p) town planning should be for the betterment and well-being of the young generation. Should NHB be demolished, it would take away opportunities from the youngsters to further develop themselves and serve the others by working as volunteers;

Ms Ma Bi Yan

- (q) she was a new immigrant to Hong Kong and would not have sufficient money to pay for her child's tutorial fees if there was no support from CA;

- (r) people in the area needed very much the after school care services provided by CA. It was a general wish of the community to keep CA in its current location to provide convenient and affordable services to the residents;

Mr Law Tsz Tung

- (s) he was a student of the Children Development Fund of CA which offered many training courses, such as those in music, and activities to participants for all-round development. Through the activities financed by the fund, participants' horizons were broadened and through working as a volunteer in CA, he knew many more people; and
- (t) the proposed relocation of CA from its current location would have adverse impact on the young people. They would lose opportunity to develop their talents and participate in social services.

R1047 -甘環論

60. Ms Kam King Yu made the following main points:

- (a) she lived in the Kwun Tong Garden Estate and took GMB Route No. 56 to her workplace in Richland Gardens. She met an old lady, who went shopping outside Richland Gardens, very often on the GMB. Although strenuous, the elderly chose to travel to the nearby districts to shop if they could buy grocery cheaper and have more choices there;
- (b) without improving the community facilities, e.g. provision of additional wet market, the moving in of another 10,000 people of the proposed public housing estate in WCR would only aggravate the current situation. The demolition of NHB would also deprive the elderly of the chances to participate in the social activities provided by CA; and
- (c) although she understood the importance of public housing provision, the

Government was urged to provide better services to the existing population before contemplating further development.

R1408 – Lee Kwan Chak

R1117 - Mr Ng

61. Mr Lee Kwan Chak on behalf of Mr Ng and himself made the following main points:

Mr Ng's Views

(a) he objected to the rezoning proposal for the following reasons:

Population increase

- (i) further population growth was not supported. There were already Richland Gardens, Kai Yip Estate, Kai Tai Court, Kai Ching Estate and Tak Long Estate in the area, more high-rise developments would only lead to over-population in the area;

Traffic

- (ii) there was insufficient bus services and people found it very difficult to get on a bus during peak hours. More people living in the area would only aggravate the current situation;

Clinical and hospital services

- (iii) more people moving in the area would prolong the waiting time for medical treatment in the few clinics in the area;
- (iv) what the area needed was a general hospital. Very often, people had to wait for an hour before being admitted to hospital and patients had

to be discharged early to vacate beds for the more needy before they fully recovered. The hospital facilities in Tseung Kwan O were not able to compensate for the shortfall in the area. Patients had to wait 1.5 year for operation;

Air ventilation and sunlight

- (v) the current low-rise HKFSC and NHB were considered appropriate in terms of air ventilation and sunlight penetration. They should be kept;

Need for school

- (vi) there were already eight schools in the area, far exceeding the need of the community. Students from other districts coming by school buses would worsen the current traffic situation;

Community facilities

- (vii) the area had to rely on facilities such as libraries and post offices in the other districts. It would be better if such facilities were provided locally;

His Views

- (b) there were two ways of planning for development. One was making available the infrastructure and supporting services commensurate with the new development under planning before the new development was proposed and the other was to undertake the proposed development first and to provide, where possible, the necessary infrastructure or services afterwards;
- (c) the rezoning proposal had aroused grave concern because the local residents

were afraid that there were insufficient infrastructure and services to sustain the proposed development. There were precedent cases that inadequate supporting transport facilities had caused chaotic conditions after intake of new population where residents had to wait in long queue for public transport;

- (d) it was stated in paragraph 6.3.6 of the Paper that there was sufficient provision of government, institution or community (GIC) facilities in accordance with the HKPSG. It appeared to be a good justification for further development. However, further study revealed that the statement was misleading because there was no standard for provision of market in HKPSG. It was not appropriate to claim that the provision of GIC facilities in the area was sufficient if there was no definite standard for certain facilities; and
- (e) he did not object to public housing development but the Government had to find the right location where adequate infrastructure and services were in place. To avoid social dichotomy and regain people's trust in the Government, Members were requested to make a right decision on the representations.

R1053 – Ha Kwok Ping

62. Mr Ha Kwok Ping made the following main points:

Provision of community facilities

- (a) he had been living in Richlands Gardens for 32 years and witnessed all the changes in the area. He was grateful to CA as the organization had given him the opportunity to learn how to make French dessert and Powerpoint free of charge. If CA was to be removed from its current location, people had to go to the Lam Tin Centre for training classes;

- (b) CA also provided convenience to the elderly and let them use their washrooms midway between the elderly's home and the MTR stations;

[Ms Sandy H.Y. Wong left this session of the meeting at this point.]

- (c) CA offered self-study and meeting places for young people. Keeping CA in the area was very important to the elderly as well as to the youngsters;
- (d) to relocate CA to Choi Wan (II) Estate was unthoughtful since the location was not convenient to the elderly and the area around the WCR site had other viable reprovisioning alternatives. The former St. Joseph Anglo-Chinese School (SJS) would have been a suitable reprovisioning site. Alternatively, if a school was required, why not making use of the former SJS for the purpose instead of building a new one on the WCR site;

Traffic concerns

- (e) traffic in the area had not been improved despite the many complaints he filed to the bus company. Bus services in the area were severely inadequate. There were long queues for bus routes No. 224X, 24 and 13X to the main urban areas. Delay of service was particularly serious for bus route No. 24. He just could not imagine how the traffic would become with further population intake in the area; and
- (f) MTR stations were not close to Richland Gardens. The MTR stations at Choi Hung and Telford Garden were 13 to 18 minutes away on foot. The Kai Tak Station was also not close. It seemed that there were no easy measures to combat the traffic problems in the area.

R1068 / R5049 - 黎堅勝

63. Mr Tony Lai made the following main points:

Traffic issues

- (a) illegal parking in the area had become very serious since population intake of Kai Ching Estate and Tak Long Estate. As heavy vehicles were parked along road kerbs, it constituted a potential hazardous situation for pedestrians crossing the road. Alarms of vehicles were occasionally triggered off by accident at night, causing nuisance to the residents. Additional population from the proposed public housing estate would aggravate the situation. He did not object to the proposed public housing development per se but the current problem needed to be resolved first;
- (b) traffic was very congested along Wang Kwong Road, Kai Ching Road and Kwun Tong Road during evening peak hours from 5:00 p.m. to 7:30 p.m.. In case of emergency, emergency vehicles could not easily get their way through the busy traffic;
- (c) pedestrian traffic in the subway connecting the WCR site and MTR Choi Hung Station had already approached its capacity during peak hours since population intake of Kai Ching and Tak Long Estates. The subway could not sustain further population growth in the area; and
- (d) he was particularly grateful to CA as the organization had offered him assistance while he was unemployed.

R1094 – Chan Suk Han

64. Ms Chan Suk Ha made the following main points:

- (a) she was a resident of Richland Gardens not related to CA and objected to the rezoning proposal;
- (b) she noted that CA occupied only a corner site in WCR and its services were needed by the community;

Insufficient GIC facilities

- (c) according to the HKPSG, a district library should be provided in each district and for every 200,000 persons, an integrated children and youth services centre for every 12,000 persons in the 6-24 age group and an integrated family services centre for every 100,000 to 150,000 persons. Members should note that there would be further increase in population in the area as several sites in Kai Tak had been rezoned for public housing and commercial developments;
- (d) to meet the need of the future residents, the subject sites at WCR should better be reserved for provision of GIC facilities to cater for further population increase in the Kai Tak Development Area where land for GIC uses would be more costly;

Traffic noise

- (e) the sites at WCR, which were subject to traffic noise and dust from Kwun Tong Road, were unsuitable for housing development. In addition, the passageway from the WCR sites to the MTR Choi Hung Station was generally not covered and was not conducive to a pleasant walking experience especially during hot seasons; and
- (f) instead of introducing new public housing in the area, the Government should consider providing more social and community services in the sites to meet the need of the community.

R1318 - Miss Lo

R1923 - Tam Yim Yi

R2076 - Ngai Hon Man

C24 - Jeffrey Andrews

R1750 - Lau Siu Yin

R2101 - Victoria Wong

65. Mr Lau Siu Yin briefly introduced the three staff of CA who would make oral submissions before the Board. The main points made by them were as follows:

Mr Jeffrey Andrews

- (a) when he first arrived at Hong Kong a decade or so ago, life was very difficult for him. CA employed him as a case worker and he was one of the first registered social workers of the organization coaching young people not to follow the footsteps of his gloomy early days;
- (b) young people needed CA's services and guidance to help them face challenges in life. If CA was to close down, young people were the ones to suffer for lack of someone to turn to. CA could bridge the social service gap and do something that the Government could not do;

Ms Tam Yim Yi

- (c) she was a staff of CA's Mong Kok Service Centre;
- (d) when she was a new immigrant to Hong Kong a few years ago, she was perplexed and helpless. Thanks for CA, she had been able to adapt to the new environment;
- (e) CA provided her with information about local schools and tutorial classes that her daughter could attend, a place where she could practice Chinese typing and was offered employment opportunities from volunteer at the outset to her current position as a school project coordinator of the organization;
- (f) many women sought assistance from CA for emotional and employment support. CA also provided services to the new immigrants and people from all walks of life. Members were requested to allow CA to stay in its current location;

Mr Ngai Hon Man

- (g) he had been responsible for the maintenance and repairing works of NHB for some 20 years witnessing the changes and expansion of CA, including the introduction of a recycling programme, organization of auction mart of used goods and running retraining courses on operation of fork-lift trucks for the logistic industry; and
- (h) the once dilapidated NHB had been renovated to provide a range of services to help the locals and the ethnic minorities. CA and NHB formed part of people's collective memory of the refugee camp and social services. There was a need to retain NHB to allow CA to continue its services for the community.

R1416 – Yue Drina C

66. Ms Yue Drina C made the following main points:

- (a) she previously held important posts in international companies and public bodies and was a board member of CA. She fully supported the services of CA because it provided services that the other organizations would not or could not provide;
- (b) other than the local services provided by CA mentioned by the other representers / commenters, she wanted to supplement on the work CA did in Mainland China. CA was able to run social service programmes in Qinghai because the long-time service of CA had earned the trust and respect of the Chinese Government;
- (c) currently, CA ran rehabilitation centres for the handicapped, five orphanages and an Education Grant for school children in Qinghai. With the help of CA in the Education Grant, some of the beneficiaries had become chartered accountant, doctor, lawyer or public officer;

- (d) to re-provision the CA facilities in Choi Wan (II) Estate would put CA into a downward spiral. In that remote location of the territory, CA could not provide its services effectively to the community and its programmes run in Mainland China would also be affected as CA might not have the necessary resources to support them; and
- (e) the continuance of CA's service was very important. The proposed re-provisioning site was not a convenient and suitable location and would jeopardise the work of CA.

R1485 – Mana Ng

67. Mr Patrick Wong made the following main points:

- (a) his company was partnering with CA in the employment referral services. Since 2000, they had organized retraining programmes and vocational training courses for the community. Since trainees who had completed the training courses were referred to the relevant employers for employment, the training programmes had successfully released the hidden work force back into the employment market. Each year, CA successfully helped some 100 trainees find suitable jobs, including property security officers, customer services officers, in a location close to where they lived to create a win-win situation to both the employers and the employees. Sometimes flexible working hours could also be arranged to meet the special needs of the graduates; and
- (b) CA had been in the community for 30 years and served over 1,000,000 people. It knew the need of the community and was therefore able to provide appropriate services. Relocation of CA and the social workers, who had built up a strong relationship with the residents, would have a devastating effect on the community. Besides, the proposed demolition of NHB would take away a venue that recruitment fairs and vocational training programmes could be held and have an adverse impact on the labour

force market.

[Dr Lawrence K.C. Li left this session of the meeting at this point.]

R1943 – Choy Mo Boon Mervin

68. Mr Choy Mo Boon Mervin made the following points:

- (a) he was a part-time instructor and a consultant of CA. Although the facilities and equipment in CA were not comparable to those in the universities, he and his colleagues felt more satisfied teaching in CA than in the universities as the trainees of CA came to study with a goal for ultimate employment. As the instructors found the training courses fulfilling, they were willing to accept the minimum wages and loan the necessary equipment and tools to CA for teaching purposes; and
- (b) since CA ran the vocational training programmes better than the other organizations, they wanted CA to remain in its current location to provide quality training programmes to the community.

69. As the presentations from government representative, the representers / commenters and their representatives had been completed, the meeting proceeded to the Question and Answer (Q&A) session. The Chairperson explained that Members would raise questions and would invite the representers / commenters, their representatives and / or the government representatives to answer. The Q&A session should not be taken as an occasion for the attendees to direct questions to the Board or for cross-examination between parties. The Chairperson then invited questions from Members.

70. Some Members raised the following questions:

The reprovisioning site

- (a) the size and zoning of the reprovisioning site as compared with the site

CA currently occupied in WCR;

Social and community services and social impacts

- (b) the geographical distribution of CA's clients, e.g. the percentage of those who lived within walking distance from NHB and those from the other districts;
- (c) whether the size and location of the proposed reprovisioning site would affect the services provided by CA;
- (d) the potential social impacts arising from the proposed relocation of CA;

The removal and development programmes

- (e) the relocation programme of CA;
- (f) the development programmes of the proposed public housing estate and school in WCR;

The reprovisioning options

- (g) relevant bureaux / departments' position as regards the reprovisioning of CA's facilities;
- (h) since the proposed reprovisioning site for CA was a school site, whether that site could be used for the planned public housing or secondary school development while retaining CA at the WCR site;
- (i) whether it was feasible to keep NHB in-situ while providing public housing and school on the remaining area of the WCR site;
- (j) whether the CA's services could be reprovisioned at the lower floors of

the future public housing development;

- (k) whether there were other reprovisioning options; and
- (l) whether it was feasible to rearrange the layout and disposition of the blocks in the two phases of the proposed public housing development to allow NHB to stay.

The reprovisioning site

71. With respect to the proposed reprovisioning site in Choi Wan (II) Estate, Mr Tom C.K. Yip, DPO/K, PlanD, illustrated with a Powerpoint slide that NHB was a six-storey building within a site with a total area of about 7,150 m², which was now partly zoned “R(A)” and partly zoned “Government, Institution or Community” (“G/IC”) while the reprovisioning site in Choi Wan (II) Estate was occupied by a seven-storey building with a building footprint of about 637 m² and zoned “R(A)”. An assessment indicated that the reprovisioning site was able to provide an internal floor area of about 3,900 m². According to CA’s requirement, the reprovisioning site should preferably be able to provide a floor area of about 5,180 m². The major services provided by CA were not those under the monitoring and subvention of the SWD. Although LWB had rendered assistance in identifying a temporary reprovisioning site for CA, it was not guaranteed that the reprovisioning site would be of the same size as the current one in WCR.

Social and community services and social impacts

72. Mrs Cheung-Ang Siew Mei of CA (R1730) said that there was a shortfall of 25% in terms of internal floor area or 35-40% in terms of usable floor space for effective operation of their services with respect to the reprovisioning site. With a reduction in floor area, offices, training rooms, an area for distribution of meals, a warehouse for storage and sorting of second-hand clothing of a recycling project and a shop could not be reprovisioned at the proposed reprovisioning site. In respect of the geographical distribution of their clients, most of them were residents in the six residential developments nearby NHB and about 70% of the attendees of their training courses were from Kowloon

East. Many of their clients, particularly the elderly and the children, would not be able to walk up to the reprovisioning site in Choi Wan (II) Estate, which was on high ground and people would be discouraged to enrol for the retraining courses as the proposed reprovisioning site was at urban fringe with no direct bus access from most parts of Kowloon East. Due to the inconvenient location, the participation rate of CA's activities might significantly be reduced. With a drop in the enrolment rate of the training courses and closing down of the social enterprise, it was estimated that CA would suffer a significant loss. Taking into account the future rent of HK\$4,000,000 per annum and an annual deficit of HK\$1,150,000 observed in the past ten years, it was estimated that an annual deficit of HK\$5,150,000 was expected. If CA had to wind down due to the financial burden, no services to the refugees and the foreign domestic helpers would be provided as those services were not recognised by the Government. It was CA's role and mission to provide services not subvented by the Government to fill the social service gap. She was also disappointed to note that CA had to vacate its current site within four months upon handing over of the reprovisioning site. Even though the services provided by CA had brought about social harmony in the past thirty years, the services were not recognised by the Government and the organization was allowed to continue only on a temporary basis.

73. In respect of the social impacts, Mr Ian Brownlee (representative of R12) said that there had been no social impact assessment done for the proposed development. The community needed the services provided by CA. If NHB was to be kept and CA was allowed to continue to use the building to serve the community, the social impact arising from the proposed development could be minimized.

The removal and development programmes

74. In respect of the development programme, Mr Tom C.K. Yip said that the use of NHB by CA had all along been granted on a temporary basis. Since the site concerned was required for permanent public housing and school developments to meet the needs of the community, CA's facilities at NHB had to be relocated. According to the offer provided to CA, if the reprovisioning proposal was acceptable to CA, the PLK Chan Nam Cheong Memorial Primary School in Choi Wan (II) Estate could be made available to CA

for use on 1.9.2018 and the temporary land allocation for CA's use of NHB could be extended for another six months till 31.12.2018. On the development programme of the proposed public housing development, Ms Emily W.M. Ip, SPO 9, HD, said that the Phase 1 development would commence in 2018 for completion in 2023. Since Phase 2 development was subject to the relocation of CA, no firm development programme was available currently.

75. On the removal date of CA, the Chairperson noted that CA was still liaising with the relevant bureaux / departments concerned. Since there was not yet a firm development programme for Phase 2, as far as she understood, there should be some flexibility regarding the removal date of CA.

The reprovisioning options

76. In respect of the reprovisioning of CA, Mr Tom C.K. Yip said that discussion between the relevant bureaux and CA on the identification of a suitable temporary reprovisioning site for CA had been going on for some time, and a reprovisioning site in Choi Wan (II) Estate had been identified and proposed to CA for their consideration with the concerted efforts of various bureaux / departments.

77. Mrs Cheung-Ang Siew Mei of CA said that since none of the services provided by CA were within the HKPSG requirements and such services did not have policy support, CA had to rely on donations and other means of fund raising. Although the services provided by CA including those for the refugees, the employee retraining programmes and the assistance provided to the deprived were welcomed, the Government did not finance the programmes and only allowed the organization to continue the services on a temporary basis. Since CA was flexible and pioneering, believed in finding jobs for their trainees and helped poor children to develop themselves, it had become the second largest training agency and the biggest provider for the Child Development Fund in Hong Kong. While recognising the services provided by CA, the Government accorded a higher priority to public housing and school development at the WCR site. As such, CA was required to move out and a reprovisioning site at Choi Wan (II) Estate was offered to them. Although CA got funding from the Government to employ social workers, the organization still had

to raise funds to support many of its services not subvented by the Government, such as the student exchange programmes and sponsorship for athletes to procure professional equipment.

78. In relation to the suggested alternative options, Mr Tom C.K. Yip said that PLK Chan Nam Cheong Memorial Primary School in Choi Wan (II) Estate had a building footprint of 637 m² which was smaller than the site area requirement of 6,950 m² for a standard 30-classroom secondary school in the HKPSG. If NHB was to be retained, the elongated configuration of the remaining development site to its south might not be conducive to effective layout and design for public housing development and a substantial reduction in flat production might result. The NHB site was also very close to the existing flyover and main road, it was considered not suitable for the proposed secondary school due to possible air and noise impacts. Ms Emily W.M. Ip said that according to their preliminary design, two residential blocks of about 1,400 units were to be developed in Phase 2 of the housing development. If NHB was to be retained, flat production would be adversely affected and further technical assessments, including those on traffic and noise impacts, would be required to examine the feasibility of public housing development in the revised Phase 2 development site. Regarding the option of developing the reprovisioning site for public housing development, given the small footprint of the site at only 693 m², it was unlikely to be feasible for public housing development. Since the school was still in operation, no detailed feasibility study of the site had been undertaken. With respect to the suggestion of amalgamating the adjoining basketball court with the school site in Choi Wan (II) Estate for public housing development, Ms Emily W.M. Ip said that as the basketball court was a facility for residents of Choi Wan Estate, using the basketball court for housing development was not recommended. The Chairperson noted that whether the proposed secondary school site in WCR could be released for other development would be subject to Education Bureau's advice and requested HD to provide more information to Members in the next hearing session on the impact on flat production if NHB was to be retained in the WCR site.

79. On the option of developing the reprovisioning site for public housing development, Mr Ian Brownlee (R12) said that while the proposal was suggested by them, HD should investigate the possibility of infill development in the existing housing estates.

[Mr Sunny L.K. Ho left this session of the meeting at this point.]

80. Regarding the feasibility of incorporating the CA services on the lower floors of the future public housing development, Ms Emily W.M. Ip said that relevant government departments had been consulted at the planning stage on the type of facilities to be provided in the public housing development. For WCR public housing development, SWD had provided them with a list of welfare facilities for consideration. Any suggestion on the facilities to be provided needed to be considered in conjunction with flat production and required policy support from the relevant bureau / department.

81. On the reprovisioning issue, Mrs Cheung-Ang Siew Mei of CA said that if given a choice, they would prefer to stay at the current location. They started negotiating with the Government on the proposed reprovisioning site because they felt so powerless and would consider every alternative offered by the Government. In fact, they had started writing to the Government since 1997 soliciting help for an alternative site for CA. Their previous requests, including the use of a former vacant school in the area, had all been turned down. It was noted that a vacant school in Choi Hung Estate might be big enough to accommodate CA's facilities and the former SJS was another better alternative to the proposed reprovisioning site.

82. With respect to the traffic issues and historical value of NHB, some Members raised the following questions:

- (a) the public transport and traffic improvements to be provided in the area;
and
- (b) whether the NHB was of historical value that was worthy of preservation.

Traffic concerns

83. In respect of the traffic issues, Mr Tom C.K. Yip said that HD had carried out a traffic impact assessment (TIA) for the proposed public housing development. The proposed development site was situated in Kowloon Bay and was well served by various

modes of public transport. There were some 40 bus routes on Kwun Tong Road / WCR to different parts of the territory and GMB feeder services to MTR stations were also available. Besides, the MTR Choi Hung Station and the future Kai Tak Station of the SCL were within walking distance. Mr Samuel S.Y. Kan, CE 35, HD said that TIA was finalized by the Civil Engineering and Development Department (CEDD) for Kai Tak Development Area and Kwun Tong Area in early 2017. The TIA results indicated that junction improvement works for 17 junctions in Kai Tak Development Area and Kwun Tong Area would need to be carried out by the Government. For rezoning purpose, HD conducted another TIA for WCR site. On top of the improvement works for 17 junctions as indicated in CEDD's TIA, improvement works at one additional junction (junction of Shing Kai Road / Muk Lam Street) was also recommended to be carried out. As indicated in the TIA, all critical junctions in the vicinity of WCR would operate within their capacity with the proposed junction improvement works implemented by the Government.

[Mr Peter K.T. Yuen left this session of the meeting at this point.]

84. In response to the Chairperson's question on illegal parking, Mr Tom C.K. Yip said that the illegal parking issue in the district could not simply be addressed by providing more parking spaces within the proposed public housing development. Relevant government departments had been consulted but no request had been made for providing public car parking spaces in the development. It was noted that most of the vehicles parked illegally in the area were commercial vehicles. The Transport and Housing Bureau / TD were reviewing the conditions of commercial parking in different districts and would identify various measures to address the demand including making provision in GIC developments and identifying vacant sites for temporary parking of those vehicles where appropriate. Ms Emily W.M. Ip supplemented that HD had adopted the upper bound of the car parking requirement in the HKPSG for the proposed public housing development and TD had not requested additional public parking spaces within the development.

[Dr F.C. Chan left this session of the meeting at this point.]

85. On the illegal parking issue, Mr Anthony Bux (R13) said that illegal parking of heavy vehicles first occurred in Kai Ching Estate and Tak Long Estate. With persistent

enforcement actions taking by the Police in the Kai Tak area, the drivers began to park their vehicles illegally in Richland Gardens. Illegal parking could not be curbed just by enforcement action of the Police. Requests had been made by him to make use of the vacant sites in the area for temporary parking purposes but no responses had so far been made by the relevant department. Regarding the illegal parking of motorcycles, it was stated in the Paper that surplus parking spaces were available in Choi Hung Estate. He doubted whether the drivers would pay for use of the surplus parking in Choi Hung Estate, which was some 800 m away.

Historical preservation

86. Regarding whether NHB should be preserved, Mr Tom C.K. Yip said the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department (LCSD) had been consulted and they advised that NHB, which was a post-1970 building, had been included in the list of “New Item and New Categories” pending assessment by the Antiquities Advisory Board (AAB). As the prevailing assessment criteria were designed for assessing historic buildings built before 1950, AAB decided to defer the grading assessment of post-1970 buildings, including the NHB. On that issue, Mrs Cheung-Ang Siew Mei of CA said that according to the Explanatory Statement of the draft Ngau Tau Kok and Kowloon Bay OZP No. S/K13/29, prior consultation with the AMO of the LCSD was required for any development, redevelopment or rezoning proposals which might affect the graded historic buildings / structures, new items pending grading assessment and their immediate environs. From her understanding, the NHB was a new item pending grading. The NHB was a Vietnamese refugee camp in the past. It was not a building of no value, otherwise the AMO of LCSD would not have suggested to salvage some representative features of NHB for incorporating in the future development if found feasible. There were murals painted by children in the building and they had collected the bunk beds used during the time when the building served as a refugee camp. All the original tiles and windows had also been preserved. The building also formed part of the former RAF compound and hence was worthy to be preserved.

87. Upon request by a Member, Mr Tom C.K. Yip said that he would further consult AMO to see if it would have further views on the preservation value of NHB.

88. As there were no more questions from Members, the meeting was adjourned at 6:30 p.m.