

1. The meeting was resumed at 9:10 a.m. on 22.11.2017.
2. 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

Mr H.W. Cheung

Dr Wilton W.T. Fok

Mr Ivan C.S. Fu

Mr Dominic K.K. Lam

Dr F.C. Chan

Mr K.K. Cheung

Mr Wilson Y.W. Fung

Dr C.H. Hau

Dr Lawrence K.C. Li

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

**Kowloon District**

**Agenda Item 1** (Continued)

[Open Meeting]

Consideration of Representations and Comments in respect of Draft Ngau Tau Kok & Kowloon Bay Outline Zoning Plan No. S/K13/29  
(TPB Papers No. 10354 and 10355)

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[The meeting was conducted in Cantonese and English]

Group 1

3. The Chairperson said that the meeting was the second hearing day for Group 1 of the representations and comments in respect of the Draft Ngau Tau Kok & Kowloon Bay Outline Zoning Plan.

4. The Secretary said that Members' declarations of interests were made at the last session on 15.11.2017 (paragraph 30 of the Minutes of 15.11.2017). Members noted that Mr Raymond K.W. Lee, Mr Martin W.C. Kwan, Mr H.F. Leung, Ms Janice W.M. Lai, Mr Patrick H.T. Lau, Mr Thomas O.S. Ho, Mr Alex T.H. Lai, Dr Lawrence W.C. Poon and Mr Stephen L.H. Liu had tendered apologies for being unable to attend the meeting. For those Members who had no direct interests or involvement in the subject project, the meeting agreed that they could stay in the meeting.

Presentation and Question Sessions (Continued)

5. The following government representatives, the 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)

*Transport Department (TD)*

Mr David C.V. Ngu - Senior Engineer/Housing &  
Planning/Kowloon

Mr Rick K.W. Liu - Senior Transport Officer/Kwun Tong

*Housing Department (HD)*

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

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

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

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

**Representers/Commenters and their Representatives**

R1150 – Hon Wu Chi Wai

Hon Wu Chi Wai - Representer

R1750/C7 – Lau Siu Yin

R1836/C14 – Tong Hing Fong

R1880/C34 – Aime Girimana

R1894 – 何玉珍

R1949 – Chau Sek Leung Emmuel

R6318/C36 – Lau Wai Nicki

R7026 – Jonnet Arias Kudara

R7065 – Kwan Kam Man Dora

R8428 – Lee Wing Chong Carol

C13 – Victoria Wong

Ms Lau Siu Yin	] Representers/Commenters,
Ms Tong Hing Fong	] and their Representatives
Mr Aime Girimana	]
Mr Chau Sek Leung Emmuel	]
Ms Lau Wai Nicki	]
Ms Jonnet Arias Kudara	]
Ms Kwan Kam Man Dora	]
Ms Lee Wing Chong Carol	]
Ms Chandni Puri	]
Mr Kelvin Szeto	]

R1419 – Yue Kwok To

Dr Yue Kwok To - Representer

R1464 – William Joseph Lake

Mr William Joseph Lake - Representer

R1496 – Wong Chang Ting

Mr Lam Tak Hing - Representer's Representative

R1681 – Chan Hon Yiu Kenneth

R1793 – Lee Kwok Wai Albert

Mr Lee Kwok Wai Albert - Representer and Representer's Representative

R1724 – Union International Baby-Care Limited

Ms Yau Yuk Fung - Representer's Representative

R1732 – Kwok Wing Tai

Mr Kwok Wing Tai Weber - Representer

R1784 – Chan Yee Lin

Ms Chan Yee Lin - Representer

R1816 – Janice Johnston

C12 – Cheung-Ang Siew Mei

Mrs Cheung-Ang Siew Mei - Representer's Representative and Commenter

R1831 – Adam Wong

Mr Adam Wong - Representer

R1834 – Mary Liu

Ms Mary Liu - Representer

R1858 – Yeung Sai Hung

Mr Yeung Sai Hung - Representer

R1906 – Chow Pui Dick

Ms Chow Pui Dick - Representer

R1960 – Mok Shuk Man Jeans

Ms Mok Shuk Man Jeans - Representer

R1973 – Anderson Abigail Wrynn Huyang

Ms Anderson Abigail Wrynn Huyang - Representer

R1974 – Turner Liu Bingjie

Ms Turner Liu Bingjie - Representer

R1976 – 黃錦全

Ms Ng Yuen Mee

- Representers's Representative

R1983 – Ng Tsz Mei

Ms Ng Tsz Mei

- Representers

R2052 – Wat Pui Ha

Ms Wat Pui Ha

- Representers

R2054 – Yiu Mei Yuk

Ms Yu Ching Han

- Representers's Representative

R2055 – Leung Nga Lok

Ms Leung Nga Lok

- Representers

R2074 – Yau Wai Yee

Ms Yau Wai Yee

- Representers

R2079/R2986/C30 – Wing Ko

Ms Ko Wing Yee

- Representers and Commenters

R2086 – 任翠玉

Mr Ho Man Chung Johnny

- Representers's Representative

R2096 – Dicky Ho

Mr Tang Kam Ming

- Representers's Representative

R2107 – Daniel Kwan

Mr Daniel Kwan

- Representers

R4086 – Isabel Chung

Ms Victoria Wong

- Representers's Representative

R6096 – Wan Ka Him

Mr Wan Ka Him - Representer

C9 – Anthony Bux District Councillor

Mr Anthony Bux - Commenter

C23 – Tang Kam Ming

Ms Wong Oi Chu - Commenter's Representative

C35 – Sin Che Kwan Karen

Ms Sin Che Kwan Karen - Commenter

C62 – Mary Mulvihill

Ms Mary Mulvihill - Commenter

6. The Chairperson extended a welcome and briefly explained the procedures of the hearing. She then invited the representatives of PlanD to brief Members on the background to the representations and comments.

7. 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 TPB Paper No. 10355 (the Paper).

[Dr C.H. Hau left this session of the meeting at this point.]

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

R1419 – Yue Kwok To

9. Dr Yue Kwok To made the following main points:

- (a) he was a professor of a university in the United States and the Beijing University, and had been a director of Christian Action (CA) for over 10 years. Over the years, CA had provided a lot of inconspicuous services (e.g. services for ethnic minorities, migrant workers and refugees) to facilitate the building of a harmonious society. The entire Hong Kong would be affected if these services were not provided, particularly in view of the recent surge in ethnic minority crimes. CA's services, established over many years, could not be easily replaced by other organizations; and
- (b) CA had established a very close tie with the locals, and the New Horizons Building (NHB) should be preserved in-situ to facilitate CA to continue serving the local community.

R1496 – Wong Chang Ting

10. Mr Lam Tak Hing made the following main points:

- (a) he was the Chairman of a listed company in Hong Kong and a newly appointed director of CA. He requested that NHB be preserved in-situ as it was serving the disadvantaged groups in the area, particularly when Kwun Tong was the second poorest district in Hong Kong;
- (b) CA had provided services to over one million person times over the past 30 years, at a net loss of \$12.6 million despite that NHB was rent free. While he was thankful for the Government's offer of the reprovisioning premises in Choi Wan (II) Estate, it would incur a substantial financial burden on CA in view of the annual expenses of several million dollars incurred by rent, and other costs of renovation/alteration and maintenance of the building, etc. CA's services would be seriously affected and it might not be able to survive in the long term; and
- (c) he was also puzzled as to why a school building was offered to reprovision CA when the NHB site was proposed for a secondary school. While secondary school students would have little difficulty in walking longer distances to a less accessible school, disadvantaged groups would have great (monetary and



physical) difficulties in travelling longer distances to use CA's services at the new location. He requested the Board to consider swapping the NHB site and the proposed reprovisioning site for the proposed secondary school development.

R1464 – William Joseph Lake

11. With the aid of the visualizer, Mr William Joseph Lake made the following main points:

- (a) he was a military historian and had resided in Hong Kong for the last 50 years. He worked with CA on the setting up of Chung King Mansion refugee project;
- (b) NHB was the former Gray Block of the ex-Royal Air Force (ex-RAF) Kai Tak Station. It was named after Flight Lieutenant Hector Betram Gray, a war hero who had organized mass escapes from, and medicine/information smuggling into, prison camps during the Japanese occupation of Hong Kong. NHB was part of the history and should be preserved;
- (c) CA had helped the Hong Kong Government to handle the Vietnam refugee crisis in 1985 by providing education and other services to the Vietnamese; and
- (d) for the above reasons, he believed that NHB should be preserved and CA be allowed to continue its services for the community.

R1724 – Union International Baby-Care Limited

12. Ms Yau Yuk Fung made the following main points:

- (a) Union International Baby-Care Limited (UIBC) was a consultant to and partner of CA. CA provided a lot of employee retraining courses for women in the district, while UIBC provided free employment referral services for graduates of CA's baby/child-care and post-pregnancy care courses. There had been an increase in the territory's birth rate in recent years, and hence, a corresponding increase in demand for baby/child-care and post-pregnancy care services. Such services relieved working mothers' family needs; and

- (b) Currently, CA had a superior location to serve the adjacent large public housing estates, housing more than 10,000 people, in Kwun Tong, Kowloon City and Wong Tai Sin districts. It had established a strong relationship with the locals for over 30 years. If the NHB was demolished, CA's multi-faceted services could not be taken up/replaced by any other social welfare organization. Women in the district would lose retraining/job opportunities, while the 200+ employees of CA might also face unemployment. UIBC supported the preservation of NHB, and requested the Government to replan the area or find alternative housing site elsewhere.

R1732 – Kwok Wing Tai

13. Mr Kwok Wing Tai Weber made the following main points:
- (a) he had worked for CA for about 10 years, and one of his major duties was provision of psychological counselling specializing in marriage/family therapy;
  - (b) CA was serving two new estates, Kai Ching and Tak Long Estates in the Kowloon City district, which had over 15 suicide cases in just 3-4 years since population intake in 2013/14. These estates housed a lot of Mainland-Hong Kong couples, and there was a high demand for marriage counselling; and
  - (c) sharing three of his cases, he illustrated that CA's multitude of services could help many different people and even save lives, and CA was one of the few organizations providing free/affordable services to the community based on the Christian values of love and justice.

R1681 – Chan Hon Yiu Kenneth

R1793 – Lee Kwok Wai Albert

14. With the aid of a PowerPoint presentation, Mr Lee Kwok Wai Albert made the following main points:
- (a) he had been a senior manager of CA since 2006. His job required frequent contacts with various corporations/employers, government officials, Legislative Council/District Council (DC) Members, non-governmental organizations

(NGOs) and the locals on the provision of services to meet the needs of the local community. From his experience, the district-based approach in planning and provision of social services currently adopted by the Social Welfare Department (SWD) was problematic. The residents in the Kowloon City and Wong Tai Sin DCs, who were receiving CA's services, were not consulted on the OZP amendments;

- (b) NHB was an important community asset to the six public/subsidized housing estates in the Kwun Tong, Wong Tai Sin and Kowloon City districts, as it was within a 500m radius of these housing estates. In particular, NHB was processing about half of the total annual applications for the Employees Retraining Board's (ERB's) training courses provided by CA. Among the applications processed at NHB, about 60% were from residents of Kai Ching and Tak Long Estates. The figures reflected that there was a high demand for social/family/employment services for those newly completed housing estates than other older housing estates. To date, however, there was not even an Integrated Family Service Centre within these two estates. Since the population intake of Kai Ching and Tak Long Estates in 2013/14, NHB had been providing services to an average of 200 residents of these two estates per month. NHB had been providing cross-district community services to the needy;
- (c) CA provided and assisted about 10 other social welfare organizations in different districts every month to provide employment-related services (e.g. workshops and job fairs) to many new immigrants, single-parent families and unemployed persons. Moreover, CA also regularly organized about 10 annual recruitment exercises and 50 recruitment-related activities, over 80% of which were carried out in NHB;
- (d) CA also organized a large number of community activities to promote family harmony, inter-generational integration, equal opportunities and positive energy. Over 90% of such activities were carried out in NHB due to its convenient location;

- (e) CA's services aimed at complementing the services of the Government and other NGOs without regard to cost-effectiveness. CA's multi-faceted social welfare and employment training services for the Wang Chiu Road (WCR) neighbourhood, some were uniquely provided by CA, might be lost for a prolonged period of time if NHB was demolished. These services were established over the past 32 years and could not be easily replaced by other organizations. The service needs of Kai Ching and Tak Long Estates would also be unattended to;
- (f) as compared with the present location of NHB, there were only two old public housing estates (viz. Choi Wan and Choi Fai Estates), with substantially less population and less demand for CA's services, within 500m radius of the proposed reprovisioning site for CA at Choi Wan (II) Estate. Coupled with the inaccessible location of the reprovisioning site, CA might not be able to continue with its existing level of services;
- (g) town planning in Hong Kong aimed to promote the health, safety, convenience and general welfare of the community through the process of guiding and controlling the development and use of land, and to bring about a better organized, efficient and desirable place to live and work in. Apart from providing housing for the people, it was equally important to provide social services to meet the needs of residents; and
- (h) he appealed to Members' favourable consideration to preserve NHB, and incorporate it into the planning of the area so that CA, the 30-year old social welfare organization, could continue to serve its clients.

R1750/C7 – Lau Siu Yin

R1836/C14 – Tong Hing Fong

R1880/C34 – Aime Girimana

R1894 – 何玉珍

R1949 – Chau Sek Leung Emmuel

R6318/C36 – Lau Wai Nicki

R7026 – Jonnet Arias Kudera

R7065 – Kwan Kam Man Dora

R8428 – Lee Wing Chong Carol

C13 – Victoria Wong

15. Ms. Lau Siu Yin requested to present as a group with eight speakers. The Chairperson allowed.

R8428 – Lee Wing Chong Carol

16. Ms Lee Wing Chong Carol made the following main points:

- (a) she was a social worker and had worked in CA for 15 years. Kwun Tong had the largest impoverished population in the territory with over 141,000 living below the poverty line. There were also over 118,000 persons in Kwun Tong aged 60 and above, over 40,000 of which were aged 75 and above. Such figures reflected the high demand for related community services in the neighbourhood;
- (b) the comprehensive elderly services provided by NHB was incomparable by others in that NHB had provided an ‘open community’ to meet the needs of those hidden elders in the community, particularly those in Kai Yip, Ping Shek and Choi Hung Estates, who could not afford to join the activities organized by other elderly centres. Apart from getting free lunch boxes, the elders could read newspapers and browse through the Internet at NHB for free. NHB even served as a venue for their family gatherings;
- (c) NHB provided over 100 free lunch boxes daily to the poor families;
- (d) NHB also provided after-school child care services, particularly for those with special education needs, which no other organization in Kwun Tong, Choi Hung, Wong Tai Sin and Kowloon City would provide. CA’s services had enabled many women to work, and many families to live without relying on Comprehensive Social Security Assistance (CSSA);

- (e) many of the service recipients were assisting CA as volunteers, such as nannies for kids with special education needs, and delivering free lunch boxes to those single-parent families and disabled persons in various districts;
- (f) CA also worked in collaboration with the public organizations and the commercial sector to organize various workshops and activities at NHB to enhance the cohesion and resilience of many families. There was no subsidy from the Government in such activities and CA relied purely on the support of locals, DC Members, public organizations and the commercial sector; and
- (g) with two video clips, she showed that it was very difficult, tiring and costly for CA's clients to travel uphill to the proposed reprovisioning site at Choi Wan (II) Estate which might adversely affect the provision of services to the existing clients. The preservation of NHB would facilitate CA to continue providing services to people of all ages.

R1880/C34 – Aime Girimana

17. Mr Aime Girimana made the following main points:

- (a) he was a human rights lawyer and a refugee back in 2004. CA helped him and offered him a job. In 2013, the Court of Final Appeal permitted him to work in Hong Kong, and thereafter he worked for CA in its refugee centre. His job was to link up the local and international communities with the refugee community. He was happy to be able to contribute to the Hong Kong community, the refugee community and his family;
- (b) Hong Kong was not a signatory of the Refugee Convention. CA was filling in the gaps by providing the only refugee centre in Hong Kong which helped the refugees at no cost. Even SWD, the Immigration Department and churches would refer refugees to CA; and
- (c) he supported the preservation of NHB as relocation of CA to smaller premises might disrupt its services for the refugees.

R1329 – Chandni Puri

18. Ms Chandni Puri made the following main points:
- (a) she came from India to Hong Kong in 2014. She was learning Cantonese in CA, and became a volunteer, and then an employee of CA. CA brought happiness to people, particularly the ethnic minorities by providing various youth activities and ERB courses; and
  - (b) NHB was very conveniently located and easily accessible by all modes of transportation. CA needed this convenient location to continue its support for the ethnic minority groups.

R1287 – Szeto Chi King

19. Mr Szeto Chi King Kelvin made the following main points:
- (a) he worked in CA to provide IT support for 23 years. When he first joined CA, the surrounding areas of NHB remained undeveloped. The completion of major housing developments in the vicinity after the relocation of the airport, and the corresponding increase in population enabled CA to provide a series of services e.g. ERB courses, recycling of used clothes, social enterprise, child care services, and meal distribution to long-term patients and disabled persons etc. CA had provided its social services to the community for 30 years without any government subsidy; and
  - (b) he requested the Board to heed the calls of CA's staff and clients to preserve NHB so that CA could continue to provide its services to the locals.

R7065 – Kwan Kam Man Dora

20. Ms Kwan Kam Man Dora made the following main points:
- (a) she had worked in CA for over 20 years, and was mainly responsible for fund-raising. All monies raised were being used by CA to provide services to those needed. CA had been providing different kinds of services to the community without government subsidy; and

- (b) donors would want to see that every dime of their donations would go into the hands of those needed. If NHB was demolished and CA was to continue providing its services, CA might need to use the funds raised to pay the HK\$400,000 monthly rent and maintenance costs of the proposed reprovisioning site. Such money would have otherwise been spent on CA's other services, say running its two orphanages in Qinghai (accommodating over 100 orphans) for one year, or providing 100 free lunch boxes per day for two years, etc. She requested the Board to reconsider CA's requests to preserve NHB.

R6318/C36 – Lau Wai Nicki

21. Ms Lau Wai Nicki made the following main points:

- (a) she had worked in CA for 12 years, and was responsible for programme administration work and fund-raising;
- (b) she was diagnosed with brain cancer two years ago. Colleagues cared about her and prayed for her. After the surgery, she had to take four months' leave for chemotherapy and electrotherapy. Despite this, CA promoted her, raised her salary and renewed her contract. She was thankful to CA; and
- (c) she also participated in CA's volunteer work such as meal delivery service and tutorial classes for primary students while she was stationed in NHB. If NHB was to be demolished, there might not be other organizations that would provide the same services to the children and the elderly in the neighbourhood. She requested the Board to reconsider the planning of the NHB site.

22. Ms Lau Siu Yin said that there were two more speakers from the group. They were willing to let Hon Wu Chi Wai make his presentation first.

R1150 – Hon Wu Chi Wai

23. Hon Wu Chi Wai made the following main points:



- (a) NHB was one of the four buildings of the ex-RAF building complex. Though completed in 1973, NHB was an integral part of the ex-RAF history, which should be preserved due to its high historic value;
- (b) the NHB site was planned for a secondary school. However, there was grave concern on the need for additional school sites in Kwun Tong/Kowloon City when two of the four previously reserved school sites in Choi Wan Estate had been released for other uses taking into account the decreasing number of students in the district. In anticipation of the downward trend of school students in the long run, he doubted as to whether the NHB site would eventually be developed for school use;
- (c) whilst there was little dispute about the need for public housing development in the area, there was scope for preserving NHB without compromising the public housing development. NHB was an important breathing space for the surrounding massive housing blocks and an air path for the area;
- (d) NHB was a refugee camp in the '90s, and was an important record of the refugee history in Hong Kong given that nearly all other ex-refugee camp sites had been demolished/redeveloped; and
- (e) it was unreasonable on the Government's part to merely provide a reprovisioning site but require CA, a NGO which had provided the much needed social services at its own expenses for decades, to pay high rent and maintenance fees for the reprovisioning site. Such reprovisioning arrangement would adversely affect the continued provision of services by CA.

#### R1949 – Chau Sek Leung Emmuel

24. The group resumed its presentation. With the aid of a PowerPoint presentation, Mr Chau Sek Leung Emmuel made the following main points:

- (a) he joined CA in 2011. He was a senior manager of the social enterprise branch, which was mainly responsible for managing CA's social enterprises for recycling old clothes/donated materials, running five community sales outlets and one florist. It also organized environmental education/workshops,

internship programme in collaboration with other organizations, including educational institutions, commercial corporations, and DC members, etc. Home Affairs Department (HAD) had also designated CA as the responsible scheme manager of the ‘Community Used Clothes Recycling Bank’ for Kowloon;

- (b) over the years, CA’s social enterprises recycled over 4,700 tonnes of old clothes, and provided over 20 jobs to the local disadvantaged groups and “work experience” scheme for over 1,900 CSSA recipients, thereby relieving many social problems; and
- (c) if NHB was demolished, staff in CA’s social enterprise branch would be unemployed, old clothes recycling work in Kowloon would be unmanaged, thus increasing the pressure on the landfills and causing inconvenience to the locals, and various social services/activities would be discontinued. He requested the Board not to demolish NHB so that CA could continue to provide its community services to Kwun Tong residents.

R7026 – Jonnet Arias Kudera

25. Ms Jonnet Arias Kudera made the following main points:

- (a) she had worked in CA for almost 9 years, and was the manager of humanitarian services providing humanitarian aid, paralegal services and community engagement to refugees and domestic migrant workers. She was proud to be part of an organization providing assistance to the less fortunate, specifically refugees and the ethnic minorities;
- (b) CA provided the only centre for refugee service in Hong Kong. The Centre for Refugees served over 600 persons in need of food, clothing and medical support, etc. every month; and
- (c) CA would be forced to close its Centre for Refugees and the Centre for Domestic Migrant Workers if NHB was demolished. To her, working in CA was more than a job, it was a commitment and a promise that CA stood ready to help refugees in Hong Kong. She requested the Board to help CA stay in

NHB to provide services to the most needy and vulnerable communities in Hong Kong.

[The meeting was adjourned for a 5-minute break.]

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

R2054 – Yiu Mei Yuk

26. With the aid of a PowerPoint presentation, Ms Yu Ching Han made the following main points:

- (a) she was a qualified accountant and the Chief Financial Officer of CA. She explained the sources and channel of annual income of CA. Among the HK\$100 million income, about half of it came from training services which had to go through ERB's tendering system. The remaining sources of income included (i) the Green Collection Program, which mainly involved selling of old clothes through CA's social enterprise and applying funding from HAD's Enhancing Self-Reliance Through District Partnership (ESR) Programme, (ii) Social Services which sought funding from the Government or the Community Chest, under the condition that such funding had to be fully used on service provision, and (iii) fund raising for the Centres for Refugees and Domestic Migrant Workers and the China programme. Most donors would not want to use their donations for CA's administration costs;
- (b) over 90% of CA's income were used on direct costs (staff and activities costs of the programmes e.g. providing food and shelter for refugees and migrant workers), while less than 10% was used on indirect/administration costs (salary, maintenance of NHB, administration and accounting costs, etc.) If CA was to be reprovisioned at Choi Wan (II) Estate, its administration costs would be increased by 40%;
- (c) CA had a deficit of about HK\$12.6 million over the past decade, mainly owing to deficit programmes including its China programme, Centre for Refugees and Domestic Migrant Workers, and social services without funding (after school

care, free meal distribution, community centre, youth training and counselling, etc.);

- (d) if CA was relocated to Choi Wan (II) Estate, it would have to close its recycling outlet at Choi Hung Estate, resulting in a loss of income by about HK\$0.9 million. Moreover, a 25% reduction in floor space for training service would also mean a loss of profit by HK\$2 million. To tackle the loss of income, CA would have to cut some of its deficit programmes. Notwithstanding that, CA would still need to raise additional fund to cover the rent and maintenance costs of the reprovisioning site (about HK\$4 million);
- (e) instead of expanding its profitable programmes, CA had all along been providing unprofitable services that were not provided by other organizations. Yet, the Labour and Welfare Bureau (LWB) refused to recognize CA's contribution to the society nor offer any assistance to CA merely for the reason that CA was not a subvented NGO under LWB's system; and
- (f) she urged Members to reconsider the planning for the site as one small act by the Members would have a big impact on CA.

R1973 – Anderson Abigail Wrynn

27. Ms Anderson Abigail Wrynn made the following main points:

- (a) she was speaking on behalf of the abandoned children in Qinghai which was the second poorest province in China;
- (b) CA set up the Xining Children's Home in 1998, and built small group homes for the abandoned children to give them some sense of family life. CA also improved the children's nutrition and hygiene conditions, and gave them education. CA opened the first rehabilitation centre to serve not only the orphans, but the entire community in Qinghai. Many children in the Xining Children's Home were having severe disabilities, and CA provided funds for major surgery to enable the children to live as comfortably as they could. She herself had gone through three major leg surgeries before being adopted in 2003;

- (c) in response to CA's call to those adoptees to work as volunteers in Qinghai for 6 months, she and Ms Turner Liu Bingjie (R1974) had received one month's training in Hong Kong before starting their services in Qinghai. During that training period, she became more familiar with the services provided by CA; and
- (d) she requested the Board to retain NHB at its current location so that CA could continue to serve the poor and underprivileged people locally as well as in Qinghai.

[Dr F.C. Chan arrived to join this session of the meeting at this point.]

R1974 – Turner Liu Bingjie

28. Ms Turner Liu Bingjie made the following main points:

- (a) she became an orphan and went to the Xining Children's Home in 2001 and was adopted and moved to the United States in 2003 through CA's International Adoption Programme. Before that, she lived in the small group homes set up by CA where she was looked after by well-trained caregivers, and experienced family life;
- (b) CA started the Bridging Programme in Qinghai three years ago, which aimed to continue taking care of and providing skill training to those handicapped children reaching the age of 18;
- (c) in response to CA's call to do service in Qinghai, she had received one month's training in Hong Kong in May 2017. She learned more about CA's services for the local community, the refugees and the domestic migrant workers during the training period;
- (d) CA had provided many different kind of services to the Hong Kong and Qinghai communities. While few people wanted to go to Qinghai because of the high altitude and harsh climate, CA staff still went there to provide service for the children and give them hope; and

- (e) NHB had served many people and had a long history of community services. She requested the Board to preserve NHB so that CA could continue to help the people.

#### R6096 – Wan Ka Him

29. Mr Wan Ka Him made the following main points:

##### Historic Value of NHB

- (a) NHB was an integral part of the ex-RAF compound. He found it unacceptable that other buildings within the same compound were classified as Grade 1 historic buildings while NHB was not. He was of the view that grading of historic buildings should be made on the basis of the entire building compound rather than each individual building;
- (b) NHB, being one of the ex-Vietnamese refugee camps, also showcased the largest humanitarian action in the history of Hong Kong. As all the ex-Vietnamese refugee camps had already been demolished, NHB should be preserved;

##### Reprovisioning Arrangement

- (c) CA's centre at NHB had been serving nearly 70,000 residents in the six surrounding public/subsidized housing estates for many years. CA had established a strong tie with the local community. Relocation of CA's facilities to Choi Wan (II) Estate would cause inconvenience to the local residents. In particular, Kai Ching and Tak Long residents had to walk 15 minutes to the Choi Hung MTR Station and took a minibus to reach the reprovisioning site. CA had been liaising with HD on the possibility of reprovisioning CA's social services within the new public housing development at WCR, but no reply was received so far. The rent and costs of relocation to Choi Wan (II) Estate was also unaffordable to CA;
- (d) given that NHB was currently serving three districts, apart from consulting the Kwun Tong DC, the Kowloon City and Wong Tai Sin DCs should have been consulted on the development proposals affecting NHB;

Kwun Tong's Carrying Capacity

- (e) the existing road network of Kwun Tong, which was serving its 0.64 million population as well as the 0.4 million population in Tseung Kwan O, was operating at its capacity. The traffic congestion at New Clear Water Bay Road and Kwun Tong Road would be worsened if there was any traffic accident. Whilst he was not objecting to public housing development, he was doubtful on whether the WCR site was suitable for public housing development and whether the adverse traffic impact generated by the proposed development could be addressed by the widening of two junctions alone;
- (f) Kwun Tong was the most densely populated district in Hong Kong, and there were other major developments like the Anderson Road Quarry development, the Kwun Tong Town Centre redevelopment, and the Kowloon Bay Business Area, etc. He was worried about the carrying capacity of the district in terms of transport infrastructures and social services, and had grave concern on whether Kwun Tong could sustain such large-scale public housing development; and
- (g) using the release of the reserved school sites in Choi Wan Estate as an example, he casted doubt on the need to build a school at the NHB site, particularly when EDB had no definite development programme for the future school use thereat. He therefore requested the Board to preserve NHB so that CA could continue to provide services to the nearby residents at a convenient location.

C9 – Anthony Bux District Councillor

30. Mr Anthony Bux, Kwun Tong DC member, made the following main points:

- (a) he made his presentation in the capacity of a DC member. All along, DC Members' views were ignored by government departments, and DC members were not provided with the necessary information/documents to facilitate their effective participation in the plan-making process. DCs had to spend time dealing with problems concerning traffic and provision of medical and social services, etc. that could have been avoided in the planning stage if there was better co-ordination between various government departments; and

- (b) the WCR development was a very hasty proposal, and there was intense debate at the DC meeting regarding its adverse impact and disruption to CA's social services. He was concerned that Members might be misled by the Paper which did not give a true reflection of the sentiment of DC members during the consultation. He was also disappointed to note that their views were only noted or addressed by some standard responses without adequate details in the Paper. He requested Members to carefully re-examine the development proposal and to inquire into the concerns raised by DC members.

C35 – Sin Che Kwan Karen

31. Ms Sin Che Kwan Karen made the following main points:

- (a) she was currently working in the Human Resources branch of CA. After working in the commercial sector for over 20 years, she joined CA in 2004 and had stationed in Gansu Province from 2006 to 2015 to provide frontline service to alleviate poverty;
- (b) CA was not a subvented organization and could not offer market salary or the salary on the Salary Scale of Common Posts in the NGOs. CA staff was under-paid and over-worked. Yet some 22% of its staff had been working in CA for over 10 years. Over the past 30 years, CA employed over 6,000 persons, who gave up the market salary they could have enjoyed to support CA with a view to serving the community. Demolition of NHB would be difficult for them to accept; and
- (c) CA had all along been shouldering its obligation as a social welfare organization by providing internship and placement for social work students at the local and overseas universities. CA had made great contribution in the social welfare sector.



R1816 – Janice Johnston

C12 – Cheung-Ang Siew Mei

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

- (a) she thanked all her colleagues and supporters for speaking up very sincerely for CA, and hoped that Members could see how they had put their hearts into serving the community;
- (b) she became the Executive Director of CA in 1992. She insisted to move CA's headquarters from Mong Kok to NHB to make use of the large space that would otherwise be wasted. With a deficit budget and HK\$ 1 million in the bank at that time, CA started renovating NHB room-by-room. In 1993, CA started serving foreign domestic helpers. Now, CA had 21 service and training centres and 5 community sales outlets;
- (c) NHB was strategically located and serving about 52,000 people in the six public/subsidized housing estates located within the 500m radius service area. Adding Phase 1 of the proposed WCR public housing development, NHB would be serving close to 60,000 people. By contrast, if CA was relocated to Choi Wan (II) Estate, it would only be serving a population of 22,800 in two public housing estates within the service area. Moreover, the existing clients of CA downhill would not climb uphill to use the services;
- (d) most of the existing subvented social services currently provided in the Kwun Tong, Wong Tai Sin and Kowloon City districts were located outside the six estates that CA was serving. The Government should have a more holistic and common sense approach to the provision of social services. CA's mode of operation in providing social services to the community without additional costs to the taxpayers, other than asking for a building, should be encouraged;
- (e) CA's ERB Retraining Programme had served over 114,000 people over the past 30 years and around 78.6% of the retrainees were residents of Kowloon East. CA might be forced to discontinue its Social Enterprise/Green Collection Programme, After-School Childcare Programme, Free Meal Box

Programme, counselling services, elderly services, domestic migrant workers' services and China Programme, etc. if relocated;

- (f) NHB was in the hub of the most marginalized districts in Hong Kong serving the elderly, single-parent families and new arrivals from the mainland. The Government was removing a vibrant NGO that was providing social services to the second poorest district in Hong Kong, and putting it in a smaller site and an inconvenient location away from the people it was serving. The social impacts of the development proposal had not been assessed;
- (g) Kai Ching and Tak Long Estates were among the poorest estates in Hong Kong, and there were at least 10 reported suicides over the past 3 years. Residents were desperate and the Government should not take away the services that were helping them on a daily basis. The Board had to make a decision on either helping CA to continue serving these people or leaving them unattended to;
- (h) it was meaningless to build housing without the software, social services, to serve the residents. Children needed creative space to play in, their parents needed counselling to combat the stress they were facing, youngsters needed training and retraining to build their lives, people needed a job and a stable environment to prosper, elderly needed day care. CA provided such services for all members of a family at NHB free of charge; and
- (i) as much as 17% of CA's staff would be forced redundant if NHB was to be demolished, and NHB possessed the historic value that Hong Kong people should be proud of. CA had a plan for expansion of its existing facilities/services at NHB, which would provide a total solution to cater for the needs of the local community in the three districts. CA was willing to discuss with the relevant authorities on the its expansion plan, and the Board was requested to preserve NHB.

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

C23 – Tang Kam Ming

33. With the aid of a PowerPoint presentation, Ms Wong Oi Chu made the following main points:

- (a) Planning Area K13 did not need one more secondary school because there was a surplus of 158 secondary school classrooms (equivalent to over five secondary schools) in the district according to the Paper;
- (b) there were 36 existing secondary schools in the Kwun Tong district (covering Planning Areas K13, K14N (part), K14S and K15), which were all located in Planning Areas K13, K14S and K15. However, only 30 secondary schools were required to serve the total population of 705,500 in these three planning areas. According to the planned population of 96,000 in Planning Area K14N four secondary schools would be required but there were only two reserved secondary school sites. Based on the above, it was not necessary to provide an additional secondary school in the Kwun Tong district. Even if new secondary schools were to be built, they should be built in Planning Area K14N rather than at WCR;
- (c) the boundary of the proposed “G/IC” zone now shown on the OZP would require demolition of NHB. As the proposed secondary school at WCR was demonstrated in the preceding paragraphs to be unnecessary, the associated “G/IC” zone could be re-configured for the preservation of NHB instead. This re-configuration would result in a slightly larger “R(A)” site, and about 210 additional public housing units could be provided;
- (d) land was valuable and there were competing needs for the WCR site. Consideration should be given to keeping NHB to cater for the present needs rather than reserving the site for a secondary school that might not be needed at all. Given that there was already a surplus in secondary school provision in Planning Area K13, and there was no programme for the proposed secondary school, it was not justified to reserve part of the WCR site for secondary school development; and

- (e) while HD officials pointed out at the hearing session on 15.11.2017 that the elongated configuration of the WCR housing site as proposed by CA might not be desirable, there were numerous examples of public and private housing developments in the territory which had been developed on sites with inferior size and configuration.

C62 – Mary Mulvihill

34. Ms Mary Mulvihill said that she had also submitted representations and comments about the Kai Tak Mansion site, and would like to make a short presentation on the Kai Tak Mansion first before presenting on the WCR site.

35. The Chairperson advised Ms Mary Mulvihill to confine her presentation to the WCR site as the Group 2 hearing session concerning the Kai Tak Mansion site had already completed.

36. Citing the composition of the Board, Ms Mulvihill queried the absence of some government officials, such as representatives of TD, to answer questions on traffic issues. The Chairperson clarified that a representative of TD was present at the meeting. The question-and-answer (Q&A) session was not meant to be an occasion for the attendees to direct questions to the Board or its Members.

[Mr Wilson Y.W. Fung left this session of the meeting at this point.]

37. With the aid of the visualizer, Ms Mary Mulvihill made the following main points:
- (a) she considered that the provision of elderly services merely in accordance with the standards set out in the Hong Kong Planning Standards and Guidelines was unacceptable. Such approach contravened the relevant government policy to implement the Elderly Services Programme Plan formulated by the Elderly Commission;
  - (b) citing a number of policy initiatives in the 2017 Policy Address, she found it inconceivable that NHB, a facility which was already providing the services under those policy initiatives, would be removed. She considered that the

subject OZP was not in line with the current government policies and should be deferred;

- (c) the cumulative traffic impacts of the proposed housing development and the massive increase in commercial developments in Kai Tak and Kowloon Bay areas were not assessed in the Traffic Impact Assessment (TIA). Likewise, the large number of shuttle bus services from private housing developments in Tseung Kwan O were not reflected in the TIA. She urged Members to seek clarifications on this aspect; and
- (d) given that TD's representative was not present at the meeting to listen to the representers'/commenters' views, she considered that the plan-making process of the OZP was in lack of proper coordination and participation and might be subject to Judicial Review. She also considered that the OZP should be replaced by a new plan which was in line with the Chief Executive's policy directives.

38. As the presentations from the representers, commenters and their representatives had been completed, and quite a number of Members had indicated that they had questions to raise, the Chairperson said that the meeting would proceed to the Q&A session after lunch break.

39. The meeting was adjourned for lunch break at 13:15 p.m.

40. The meeting was resumed at 2:30 p.m. on 22.11.2017.

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

Permanent Secretary for Development  
(Planning and Lands)

Chairperson

Ms Bernadette H.H. Linn

Mr H.W. Cheung

Mr Ivan C.S. Fu

Mr Dominic K.K. Lam

Ms Christina M. Lee

Dr F.C. Chan

Mr K.K. Cheung

Professor T.S. Liu

Mr Franklin Yu

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

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

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

**Agenda Item 1**

Presentation and Question Sessions (Continued)

[Open Meeting]

42. 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)

*Transport Department (TD)*

Mr David C.V. Ngu - Senior Engineer / Housing &  
Planning/Kowloon

Mr Rick K.W. Liu - Senior Transport Officer/Kwun Tong

**Representers, Commenters and their representatives**

R1732 – Kwok Wing Tai, Weber

Mr Kwok Wing Tai, Weber - Representer

R1784 – Chan Yee Lin

Ms Chan Yee Lin - Representer

R1793 – Lee Kwok Wai, Albert

Mr Lee Kwok Wai, Albert - Representer

R1816 – Janice Johnson

C12 – Cheung-Ang Siew Mei

Mrs Cheung-Ang Siew Mei - Representer's Representative and Commenter

R1834 – Mary Liu

Ms Mary Liu - Representer

R1836/C14 – Tong Hing Fong

Ms Tong Hing Fong - Representer and Commenter

R1880/C34 – Aime Girimana

Mr Aime Girimana - Representer and Commenter

R1949 – Chau Sek Leung Emmuel

Mr Chau Sek Leung Emmuel - Representer

R6318/C36 – Lau Wai Nicki

Ms Lau Wai Nicki - Representer and Commenter

R7065 – Kwan Kam Man Dora

Ms Kwan Kam Man Dora - Representer

R8428 – Lee Wing Chong Carol

Ms Lee Wing Chong Carol - Representer



R1750/C7 – Lau Siu Yin

Ms Lau Siu Yin	-	Representer and Commenter
Ms Chandni Puri	]	Representer's and Commenter's
Mr Kelvin Szeto	]	Representatives

R1858 – Yeung Sai Hung

Mr Yeung Sai Hung	-	Representer
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R1906 – Chow Pui Dick

Ms Chow Pui Dick	-	Representer
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R1960 – Mok Shuk Man Jeans

Ms Mok Shuk Man Jeans	-	Representer
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R1973 – Anderson Abigail Wrynn Huyang

Ms Anderson Abigail Wrynn Huyang	-	Representer
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R1974 – Turner Liu Bingjie

Ms Turner Liu Bingjie	-	Representer
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R1976 – 黃錦全

Ms Ng Yuen Mee	-	Representer's Representative
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R1983 – Ng Tsz Mei

Ms Ng Tsz Mei	-	Representer
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R2052 – Wut Pui Ha

Ms Wut Pui Ha	-	Representer
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R2054 – Yiu Mei Yuk

Ms Yu Ching Han	-	Representer's Representative
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R2055 – Leung Nga Lok

Ms Leung Nga Lok	-	Representer
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R2074 – Yau Wai Yee

Ms Yau Wai Yee - Representer

R2079/C30 – Ko Wing Yee

Ms Ko Wing Yee - Representer and Commenter

R2086 – 任翠玉

Mr Ho Man Chung Johnny - Representer's Representative

R2096- Dicky Ho

Mr Tang Kam Ming - Representer's Representative

R2107 –Daniel Kwan

Mr Daniel Kwan - Representer

C9 – Anthony Bux (Kwung Tong District Councillor)

Mr Anthony Bux - Commenter

C13 – Victoria Wong

R4086 – Isabel Chung

Ms Victoria Wong - Representer's Representative and Commenter

C23 – Tang Kam Ming

Ms Wong Oi Chu - Commenter's Representative

C35– Sin Che Kwan Karen

Ms Sin Che Kwan Karen - Commenter

C62 – Mary Mulvihill

Ms Mary Mulvihill - Commenter

43. As the presentation from government's representatives, representers and commenters had been completed, the meeting proceeded to the question-and-answer (Q&A) session. The Chairperson explained that Members would raise questions

and the Chairperson would invite the government's representatives, representers/commenters or their 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..

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

*The Need for Reserving a Secondary School Site at Wang Chiu Road (WCR)*

44. The Chairperson and some Members raised the following questions:
- (a) whether there was any concrete programme for the proposed secondary school at the WCR site, and whether the concerned school site was reserved to meet new demand or reprovisioning need of existing school;
  - (b) what the considerations of the Education Bureau (EDB) were for reserving the concerned school site noting that some representers claimed that there was no increase in students and there was sufficient provision against the standard;
  - (c) whether the site identified by the Labour and Welfare Bureau (LWB) for reprovisioning of Christian Action's (CA) premises (i.e. a to-be-vacated school premises at Choi Wan (II) Estate which was currently known as PLK Mrs Chan Nam Chong Memorial Primary School) could be used by EDB for reprovisioning of sub-standard secondary school premises; and
  - (d) whether the CA's site could be used for the proposed secondary school.

45. In response, Mr Tom C.K. Yip, DPO/K, made the following points:

- (a) the development programme of the reserved school site would hinge on the date of its availability. EDB advised that since the site available date was not yet confirmed, a concrete school development programme could not be confirmed at this stage. However, based on their past experience, it would normally take about six years from planning to completion of a school project. On the understanding that the site in question might be available in 2020 and in view of the identified need, EDB might commence the pre-construction preparation and planning work shortly. Subject to site availability and funding approval by the Legislative Council, the new school premises could be made available for use by 2023 at the earliest;
  
- (b) when reserving a school site, EDB would take into account a host of factors such as the additional population arising from new housing developments, the latest projected demand for school places in the long run, the prevailing educational initiatives, and the need for re-provisioning existing schools operating at aged school premises with school facilities not meeting prevailing standards. Site area and facilities of some secondary schools in Kwun Tong district could not meet the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG). There were about 20 secondary schools in the Kowloon Region, including 4 in Kwun Tong district, operating at school premises aged above 30 years with site area of less than 3,000 m<sup>2</sup>. These school premises warranted a serious consideration for re-provisioning. Having considered these factors, EDB confirmed that a secondary school site in Kwun Tong had to be reserved to meet the education needs. While the future allocation of the proposed secondary school could not be confirmed at this stage, the school was likely to be used for re-provisioning purpose;

- (c) the footprint of the school premises at Choi Wan (II) Estate, which was a sub-standard school premises itself, was only about 600 m<sup>2</sup>. If the surrounding area including the adjacent basketball court was counted, the site area would be about 1,000 m<sup>2</sup>, which was still considered too small and not suitable for a standard school premises; and
- (d) EDB was consulted and considered that locating the proposed secondary school in CA's site was not acceptable because its close proximity to the flyover and the future school would be exposed to traffic noise and air pollution. Also, the site area available for building the school would be limited by the buffer zone required to separate the proposed school from the flyover.

#### *Heritage Conservation*

46. Some Members raised the following questions:
- (a) whether there was a long-term plan to conserve the historical elements associated with the ex-RAF given that there were a number of historic buildings in the surrounding areas;
  - (b) whether there was any planning and design initiatives to conserve the history of ex-Kai Tak Airport;
  - (c) whether New Horizon Building (NHB) had any conservation value; and
  - (d) what CA would do to conserve NHB.

47. Mr Tom C.K. Yip, DPO/K, made the following responses:
- (a) there were a number of graded historic buildings in the area near Kwun Tong Road, which were used as the base for ex-Royal Air Force (ex-RAF) in 1920s. These included two Grade 1 historic buildings within the ex-RAF Station (Kai Tak) Officers' Quarters Compound, which was currently occupied by the Academy of Visual Arts of Hong Kong Baptist University; and the Grade 1 Headquarters Building of the ex-RAF which was currently occupied by the Caritas Family Crisis Support Centre. These historic buildings were completed in 1930s. To preserve and reflect the historical importance of these graded buildings, the concerned sites were zoned "G/IC(2)" and any addition, alteration and/or modification to (except those minor alteration and/or modification works which were ancillary and directly related to the always permitted uses) the existing historic buildings required planning permission from the Town Planning Board (the Board);
  - (b) regarding the planning and design initiatives for preserving the heritage related to ex-Kai Tak Airport, various efforts had been made, including the in-situ preservation of Lung Tsun Stone Bridge Remnants, the preservation of archaeological heritage found in the To Kwa Wan Station and the proposed heritage park nearby. Though most of buildings within the ex-Kai Tak Airport had been demolished, different design elements would be incorporated in the development of Kai Tak, e.g. the Runway Park, to highlight the history of the ex-Kai Tak Airport; and
  - (c) NHB, which was built in 1973 for use by the ex-RAF, had been included in the list of "New Item and New Categories" pending assessment by the Antiquities Advisory Board (AAB). After conducting a heritage assessment of the building, the Assessment Panel of AAB at first recommended a 'nil' grading for NHB.

However, given the prevailing assessment criteria were designed for assessing historic buildings mainly built before 1950, the AAB decided at its meeting on 10.9.2013 to defer the grading assessment of post-1970 buildings, including the NHB. A s.12A application (No. Y/K13/2 ) made by CA for rezoning the NHB site from “Open Space” (“O”) to “G/IC(2)” for in-situ preservation of NHB was rejected by Metro Planning Committee (MPC) on 12.12.2014, after due consideration of the preservation issue among others. One of the rejection reasons was that the NHB was neither a graded nor proposed graded historic building and there was no strong justification for rezoning the application site to “G/IC(2)”, which was specifically for preservation of the historic building in-situ. The Antiquities and Monument Office (AMO) of Leisure and Cultural Services Department (LCSD) suggested salvaging some representative features of NHB for incorporating in the future development if found feasible. In response to PlanD’s further enquiry, AMO advised that since AAB had decided to defer the grading assessments for NHB, they were not in a position to offer further views on the preservation of NHB.

48. Mrs Cheung-Ang Siew Mei, C12, said that CA would adaptively reuse the NHB and preserve some representative features of NHB, such as the hanger of the ex-RAF and the bunk bed used by the refugees.

49. A Member remarked that while the prevailing assessment criteria of AAB were designed for assessing historic buildings mainly built before 1950, there was a need to review how to carry out grading assessment for post-1970 buildings.

#### *Operation of CA*

50. A Member raised the following questions:

- (a) whether there was any objective standard to assess the contribution

of CA;

- (b) whether there was any dividend policy for CA;
- (c) whether it was possible to relocate CA's services to other districts;  
and
- (d) whether there was any data showing where the service users came from (i.e. within and outside the district).

51. Mrs Cheung-Ang Siew Mei, C12, made the following responses:

- (a) CA had both quantitative and qualitative data in proving its contribution. For example, they had annual statistics showing data such as the number of people being served by CA. They also updated the online blogs weekly to share with public how CA helped people in the district. CA was also recognized as one of the top training agencies as they obtained different awards from the Employees Retraining Board (ERB). CA had provided social services that might not be covered by the Government. CA was also active in various pioneering projects such as establishment of refugee centre and providing supporting services to domestic helpers;
- (b) most of the expenditure was spent on remuneration. In general, the adjustment of staff salary mainly followed the instruction from the Board of Directors and the Consumer Price Index. Some of the staff might have yearly bonus subject to the funding availability;
- (c) the services provided by CA had been transforming in view of the changing social needs. They had been serving the nearby public housing estates for more than 30 years. It was difficult for CA to



transfer the social capital and network that they had built up in the past years to other districts. CA might need to be downsized and close some of the services if they had to move to other districts; and

- (d) the users of the social welfare services were mainly from the six public housing estates near NHB.

52. Mr Lee Kwok Wai, Albert, R1793, further supplemented that about 50.4% of all ERB course applications were at NHB, among which 30% were from the six public housing estates near NHB while 60% of which were from Tak Long and Kai Ching Estates. The CA site was easily accessible which facilitated many users. If CA was moved to the school premises at Choi Wan (II) Estate, it might affect the service users as the new location was not convenient.

*Proposal of Keeping CA In-situ*

53. The Chairperson enquired the possibility and implications of keeping CA in-situ and using the adjoining area for public housing development without reserving the site for school (the alternative proposal) as raised by Members in the last hearing session on 15.11.2017.

54. In response, Ms Emily W.M. Ip, SPO 9, HD, said HD had done a preliminary review of the alternative proposal. It was estimated that three public housing blocks could be accommodated taking into account the need to provide an access road up to Highway Department's standard and keep the existing run-in/out of NHB in the western portion of the public housing site (Phase 2). The number of flats to be provided in Phase 2 would be reduced from about 1,450 to about 800 while the original Phase 1 would not be affected. She further indicated that a 5m-wide setback from Wang Chiu Road and 15m-wide separation between buildings would be required. In view of the noise impacts from adjacent roads, in particular Kwun Tong Road, single aspect design would need to be adopted. Such proposed revision in the layout was preliminary in nature and would need to be supported by

technical studies and further assessments.

55. Mr Tom C.K. Yip, DPO/K, supplemented that a similar option for in-situ retention of NHB and developing public housing to its south was proposed by CA in supporting their s.12A application (No. Y/K13/2) but the application was rejected by MPC. One of the rejection reasons was that the proposed rezoning of the application site to the “G/IC(2)” zone would pre-empt the comprehensive planning and design of the proposed public housing cum school and open space development for the application site and its surrounding area.

56. A Member queried whether it was possible to revise the layout of the alternative proposal by adjusting the design of the roundabout or by allowing CA to use the access road of the public housing site so that there would be more space for public housing developments and retain the number of flats to be provided. In response, Ms Cindy S.M. Chan, A 122, HD, said that the layout for the alternative proposal was only a very preliminary scheme. According to the available information, there were three existing vehicular entrances at NHB. Therefore, HD kept these entrances in this preliminary scheme. Subject to relevant stakeholders and departments’ agreement, the roundabout might be adjusted if this scenario was to be further pursued. However, she supplemented that if the roundabout was moved further to the southeast resulting in more area for the road, the developable site area of Phase 2 would be reduced leading to a further reduction in flat production. Ms Emily W.M. Ip, SPO 9, HD, supplemented that when Kwun Tong District Council (KTDC) was consulted on Phase 1 of the public housing development, the KTDC suggested HD to consider developing subsidized sale flats in Phase 2. As such, it was considered not preferable to provide the access road connecting to NHB in Phase 2 if subsidized sale flats were to be developed from estate management point of view.

57. Given that the single aspect design was adopted by HD for mitigating the noise impacts from adjacent roads to the north of the public housing site, a Member queried whether the building design could be improved if a buffer was provided in the north. The same Member also asked whether CA would consider the traffic

noise unacceptable and be willing to compromise to deal with the interface with the public housing site. In response, Mr Samuel S.Y. Kan, CE 35, HD, said that the major source of traffic noise was from Kwun Tong Road and a flyover to the north of the public housing site. HD had explored different noise mitigation measures and considered that single aspect design would be the most efficient in minimizing the noise impact on the future residents. Mrs Cheung-Ang Siew Mei, C12, indicated that CA would not be affected by the traffic noise as they did not reside in the premises and might consider to install double-glazing windows if they were allowed to stay. CA would also be willing to compromise to resolve the interface with the public housing site.

*Provision of Social Welfare Facilities in the Area*

58. A Member asked whether there would be any social welfare facilities to be provided in the proposed public housing development and what the transitional arrangement would be. In response, Mr Tom C.K. Yip, DPO/K, said that apart from the planned secondary school at the site, residential care home for the elderly cum day care unit, child care centre and kindergarten would be included in the proposed public housing development. In addition to the social welfare services to be provided in the future public housing development, there were existing social welfare services provided in nearby public housing estates, including some elderly facilities in adjacent Kai Yip Estate. Also, the Social Welfare Department (SWD) would plan for appropriate social welfare facilities in new housing or GIC developments to serve the community, and there would be a number of planned social welfare facilities, including child care centre, elderly facilities and an Integrated Rehabilitation Services Complex, to be set up in Kwun Tong and adjacent districts which would help cater for the welfare needs of the community.

59. Mrs Cheung-Ang Siew Mei, C12, and Ms Lee Wing Chong, Carol, R8428 said that local residents had to wait for 10 years for new services to be in place in the proposed public housing development and the social welfare services provided by CA, which were free of charge and benefited many users in the district, were important. SWD could refer cases within the district and from other districts

such as Yau Tsim Mong to CA for follow-up.

*Reprovisioning of CA's Premises*

60. The Chairperson and a Member asked the following questions:
- (a) what the impacts on the retraining services provided by CA would be if they had to be moved to the school premises at Choi Wan (II) Estate;
  - (b) the difference between the monthly rent and recurrent maintenance cost for the current CA site and for the school premises at Choi Wan (II) Estate; and
  - (c) assuming the financial concern on the monthly rent and recurrent maintenance cost was resolved, whether there was any other possible way to continue the services of CA (e.g. meal distribution and logistics services) such as through provision of shuttle service and relocating some of the social welfare services to the future public housing development if they had to move to the reprovisioning site.

61. In response, Mr Tom C.K. Yip, DPO/K, said that the site was government land and the current arrangement of CA using the NHB for retraining purpose on a temporary basis was due to historical reason, which dated back to early 1980s when CA was allowed to use NHB first as a Vietnamese Refugees Departure Centre at no rental charge and since 1998 as a training centre and ancillary office on a temporary basis. As the NHB had to be demolished to make way for public housing and school development to meet the needs of the community, LWB had supported the search of suitable premises since 2014 for temporary use by CA under a rent paying short-term tenancy. The offer of short-term tenancy of the school premises at Choi Wan (II) Estate had been worked out with joint efforts of the bureaux/departments concerned taking into account the circumstances of this

particular case and the requirements expressed by CA. CA previously asked for the possibility of using vacant school premises in the adjoining areas. The proposed reprovisioning site at Choi Wan (II) Estate met their requirements, and could generally accommodate the retraining services and headquarters office of CA.

62. Regarding the monthly rent and recurrent maintenance cost of NHB, Ms Yu Ching Han, the representative of R2054, said that, according to the agreement signed with LWB, CA was currently charged at \$1 nominal rent for using NHB site and was responsible for the maintenance of the internal area, which would cost about \$600,000 to \$800,000 annually, and LWB was responsible for the maintenance of the structure and external façade of NHB. As for the school premises in Choi Wan (II) Estate, the rent would be about \$2,600,000 per year and CA would be responsible for all maintenance works. It was estimated that the recurrent maintenance cost for the reprovisioned site would be about \$1,600,000 per year.

63. Mrs Cheung-Ang Siew Mei, C12, said that if CA had to move to the school premises at Choi Wan (II) Estate, the market share of CA would be reduced. In that case, the scale of CA could not be sustained and would need to be cut down. She further advised that it was not viable to reprovision some of the social services to the future public housing development at Wang Chiu Road as it would take up more manpower and time to travel between different service centres.

64. As Members did not have any further questions, the Chairperson said that the Q&A session was completed. She thanked the government representatives as well as the representers/commenters and their representatives for attending the meeting. The Board would deliberate the representations/comments in closed meeting and would inform the representers/commenters of the Board's decision in due course. The government representatives as well as the representers/commenters and their representatives left the meeting at this point.

65. The meeting was adjourned at 3:55 p.m.