

1. The meeting was resumed at 2:30 p.m. on 8.5.2018.
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

Professor S.C. Wong

Vice-chairperson

Mr H.W. Cheung

Dr F.C. Chan

Dr Frankie W.C. Yeung

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Dr Lawrence W.C. Poon

Dr C.H. Hau

Mr Thomas O.S. Ho

Mr Wilson Y.W. Fung

Mr Alex T.H. Lai

Dr Lawrence K.C. Li

Ms Sandy H.Y. Wong

Chief Traffic Engineer (Kowloon)
Transport Department
Mr Lee Chi Shing

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

Principal Environmental Protection Officer (Metro Assessment)
Environmental Protection Department
Mr Tony W.H. Cheung

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

Director of Planning
Mr Raymond K.W. Lee

Kowloon District

Agenda Item 2 (Continued)

[Closed Meeting (Deliberation)]

Consideration of Representations and Comments in respect of the Draft Kai Tak Outline Zoning Plan No. S/K22/5

(TPB Papers No. 10364 and 10365)

[The item was conducted in Cantonese.]

Deliberation Session (Continued)

3. The Secretary said that Members' declaration of interests was reported at the deliberation session on 20.4.2018. No further declaration of interests had been received from Members since then. Members noted that Messrs Ivan C.S. Fu, K.K. Cheung, Stephen L.H. Liu, Franklin Yu, and Miss Winnie W.M. Ng had tendered apologies for being unable to attend this session of the meeting.

4. The Chairperson said that thorough deliberation of the two groups of representations and comments was held on 20.4.2018 and the relevant draft minutes for that deliberation session were issued to Members on 5.5.2018. Members were invited to provide comments on the draft minutes, if any, to the Secretariat by 8.5.2018. The revised draft minutes incorporating Members' comments together with the draft minutes of this session would be confirmed in the next meeting.

5. To facilitate further deliberation, the Chairperson briefly recapitulated the gist of discussion in the deliberation session held on 20.4.2018, in which the Board generally agreed that no amendments were required in respect of the adverse representations under Group 1. For Group 2, Members agreed in principle that Items W1 to W7 concerning the Cha Kwo Ling (CKL) waterfront on the draft Kai Tak Outline Zoning Plan (OZP) No. S/K22/5 were acceptable, but would wish to review this position at a further meeting, having regard to relevant revisions to the Explanatory Statement (ES) of the draft OZP and a draft press statement articulating the Board's deliberation to be prepared by the Secretariat..

Proposed Amendments to Explanatory Statement

6. By referring to the proposed amendments to paragraph 9.5.5 in the ES of the draft OZP as shown on the visualiser, the Secretary said that the amendments were to set out clearly the requirements to provide a public open space (POS) of not less than 1 hectare in size by the VTC for public enjoyment and to hand over the POS to the Government for management and maintenance upon completion, as well as the adoption of special design considerations for the campus development such as building setback, building separation, greening and landscape provision, and integration with the adjoining planned open space and waterfront promenade. It was also proposed in the ES that the above requirements would be stipulated in the conditions of land grant/allocation.

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

7. With the aid of some PowerPoint slides, the Secretary explained that Figures 1 to 5 appended to the ES of the Kai Tak OZP were mainly used to illustrate the urban design concept of the Kai Tak development. As the layout and design of the VTC campus development and the adjoining open space would be subject to detailed design, it was proposed to amend those figures by either not showing the proposed “G/IC” site or deleting the development scheme of the VTC campus development. The Chairperson then invited views and comments from Members.

8. In response to a Member’s question on procedural matters, the Secretary said that as the ES was not being part of the OZP for the purposes of the Town Planning Ordinance, the amended ES, if agreed by the Board, would be submitted together with the draft OZP in the submission to the Chief Executive in Council (CE in C) for approval. Subject to the approval by CE in C, the amended ES would be gazetted and published together with the approved OZP. Mr Raymond K.W. Lee, Director of Planning (D of Plan), supplemented that the amended ES would also be attached to the TPB Paper to be prepared by the Planning Department on submission of the draft OZP to the CE in C which would be considered by the Board in the next meeting.

9. Some Members asked whether it would be appropriate to include in the ES the views of the Board regarding the desirability of relocating the liquefied petroleum gas (LPG)

filling station in the long run and the request for the VTC to consult the relevant stakeholders before finalizing the development scheme. The Chairperson said that the views and aspiration of the Board in respect of the longer term arrangement for the LPG filling station had been recorded in the minutes of meeting. For the expectations on consultation, they would also be recorded in the minutes of meeting and expressly mentioned in the Press Statement to reflect the Board's aspirations. Mr Raymond K.W. Lee, D of Plan supplemented that the ES was mainly intended to explain the planning intention for various land use zones and provide guidance on the detailed planning and design of developments.

10. The Vice-Chairperson and some Members had the following views and comments on the proposed amendments to the ES in relation to the "G/IC" site at the CKL waterfront:

- (a) to reflect more accurately the Board's views on the overall development process, it was appropriate to state in the ES that appropriate requirements reflecting the Board's intention on the urban design consideration of the VTC campus and design integration of the POS with the adjoining areas zoned "Open Space" ("O") were required to be stipulated in the conditions of land grant/allocation;
- (b) the design of the VTC campus should respect the waterfront setting, ensure visual compatibility with the surrounding developments, promote air and visual permeability, and facilitate pedestrian access to and public enjoyment of the waterfront;
- (c) noting the large size of the "G/IC" site, flexibility should be allowed in the ES regarding the design of the VTC campus and the POS to be provided by VTC; and
- (d) given that the ES and the Press Statement would be conveying expressly the Board's expectation for VTC to further enhance the design and configuration of its campus development, and to consider the scope for enhancing the integration of the POS with the adjoining area zoned "O", it would be appropriate to suitably amend Figures 1 to 5 of the ES to indicate only the existing condition of the CKL waterfront site.

11. After deliberation, the Board agreed to further revise the ES to reflect the above comments made by Members.

Draft Press Statement

12. By referring to the draft Press Statement tabled at the meeting and shown on the visualiser, the Chairperson said that the Press Statement was intended to explain to the general public the key considerations of the Board in arriving at the decision. The detailed discussion and reasoning for the decision during the deliberation by the Board would be recorded in the minutes of meeting. She then invited comments from Members on the draft Press Statement.

13. Apart from commenting on matters of drafting, the Vice-Chairperson and some Members had the following views and comments on the draft Press Statement:

- (a) the emphasis of the Press Statement should focus on the key considerations in addressing the aspiration of the general public, including the Board's decision that the "G/IC" zoning and development area for the VTC campus were suitable to meet the redevelopment needs of the VTC, and the Government should be urged to further liaise with the VTC regarding the Board's suggestions in terms of design and configuration of the VTC campus development and the POS, and consultation with the relevant stakeholders. Procedural matters and technical details needed not be mentioned in the Press Statement;
- (b) it was generally considered appropriate to mention in the Press Statement as an example that the possible re-alignment of the access road was one of the potential enhancements suggested by the Board for integrating the POS to be provided by the VTC with the open space in the adjoining areas; and
- (c) for the sake of completeness, a short statement on the Board's main consideration on those representations under Group 1 should be included in the Press Statement.

14. A Member was concerned on how to ensure the VTC would take into account the views of the Board prior to the finalization of the development scheme of the VTC campus.

The Chairperson said that as the site was government land and funding allocation from the Government for the VTC development would be required, it would be most unlikely that the Government would proceed if the VTC did not take reasonable steps to address the Board's request and concerns.

15. After further deliberation, the Board agreed the followings :

Group 1

- (a) noted the supportive views of Representation No. R3 (Part) and general views of Representations No. R12144 to R12146, R12148 to R12151 and R12153 to R12158, decided not to uphold the remaining view of Representation No. R3 (Part) and the views of Representations No. R4 to R11, R12 (Part), R13, R14 (Part) to R39 (Part), R40 to R270, R433 (Part), R12084 to R12143 and R12147, and agreed that the draft OZP should not be amended to meet these representations for the following reasons :

“General

- (i) there is a genuine need for refining the land use proposals on the Kai Tak Outline Zoning Plan (OZP) in response to changing planning circumstances and community aspirations arising since the last approval of Kai Tak OZP in 2012. The amendments to the Kai Tak OZP have optimized the development intensity of scarce urban land to meet the acute need for housing and commercial land, and enhanced the land use proposals to facilitate preservation of heritage and provided opportunity for water sports and recreation activities in the open space area;

Rezoning of Individual Sites

- (ii) since there is no designated government, institution or community (GIC) use for Site 1D2 (Item E), it is considered appropriate to rezone the site to “Commercial (8)” (“C(8)”) to enhance the commercial cluster in the Kai Tak City Centre;

- (iii) since there is no designated GIC use for Site 3A6 (Item H1) and Sites 3B1 to 3B4 (Item H2) in the South Apron, it is considered appropriate to rezone these sites to “C(1)” and “C(8)” to create synergy with the Kowloon Bay Business Area for transformation into Core Business District 2 and enhance the supply of quality commercial floorspace at prominent location;
- (iv) the rezoning of Sites 3E1 and 3E2 (Item N1) to “Residential (Group B)2” is considered appropriate as the residential use is generally compatible with the surrounding developments and waterfront setting, and will not undermine the development of the adjoining open space;
- (v) the rezoning of various sites in the Runway Area would allow more diversified uses and strengthen the clustering effect and synergy for development of Tourism and Leisure Hub at the tip of the Runway Area, while enhancing the supply of housing land to meet the acute demand of the community;

Development Intensity

- (vi) in setting the development intensity of the relevant development sites under the draft OZP amendments, due regard has been given to established planning theme and urban design principles of Kai Tak Development (KTD), optimization of development intensity, compatibility with the overall development intensity in the Kowloon area, and the thresholds imposed by infrastructural capacity and technical constraints;
- (vii) the OZP amendments have not undermined the original planning intention and urban design concepts for various sub-areas of KTD as enshrined in the Kai Tak OZP. In gist, the land use layout/pattern, open space network, non-building areas, visual/air ventilation corridors, and urban design principles (preservation of ridgelines) can be generally maintained. For the Runway Area, a more interesting and varied

building height profile would be achieved;

Technical Assessments

- (viii) the technical assessments under the Review have demonstrated that the development proposals on the OZP would have no significant impacts on the capacity of the transport, water supply, stormwater drainage, sewerage infrastructures nor cause any unacceptable impacts on noise, air quality, visual and air ventilation aspects;

Open Space and Water Sports

- (ix) while there has been a slight reduction in the total planned open space in KTD after the OZP amendments, there remains to be an abundant provision of about 98 hectares (ha) of open space, including a Metro Park of 20 ha to serve the community. There is generally sufficient open space and major GIC facilities to meet the demand of the planned population in the area;
- (x) the rezoning of portion of Road D3 from 'Road' to "Open Space (2)" ("O(2)") will facilitate the provision of a landscaped deck on top of the submerged section of the road for pedestrian connection between the waterfront and the future Metro Park. The proposal of relocating Road D3 to a more central position would physically segregate the Metro Park and undermine the design flexibility of the Metro Park and is therefore not supported; and
- (xi) with the inclusion of 'water sports/water recreation' use as an always permitted use in the "O" zone of the draft OZP, there is flexibility for providing water sports and recreational activities at the "O" zones on the two sides of Kai Tak Approach Channel (KTAC) and Kwun Tong Typhoon Shelter (KTTS), subject to resolving of the water quality and technical issues. Since the water quality for KTAC has yet to reach acceptable level for secondary contact recreational uses and there are

ongoing studies on the proposal for promoting water sports at KTTS, it is considered premature to reserve specific areas, particularly those abutting KTAC, for waterfront sports and recreational activities.”

Group 2

(b) noted the supportive views of R1 and R2, decided not to uphold R12 (Part), R14 (Part) to R39 (Part), R271 to R432, R433 (Part), R434 to R12083 and R12152, and agreed that the draft OZP should not be amended to meet these representations for the following reasons :

- “(i) the rezoning of the representation sites is intended for restructuring the land uses in the Cha Kwo Ling (CKL) waterfront area; the area is large enough to accommodate both a GIC facility taking up a development area of 3.2 hectares and open space taking up a total area of 5.2 hectares;
- (ii) with the adoption of appropriate building heights (BHs) and urban design measures, having a government, institution or community (GIC) facility on a waterfront site is not incompatible with the waterfront setting and the surrounding developments. A campus serving the young people of Hong Kong is compatible with the objective of enhancing the vibrancy and diversity of the waterfront area. The proposed Vocational Training Council (VTC) campus development would not give rise to insurmountable technical difficulties; upon implementation of appropriate mitigation measures, the proposed development is considered acceptable from traffic, visual, air ventilation and environmental perspectives;
- (iii) the rezoning will not result in reduction in the planned open space in the area, and the proposed VTC campus development will facilitate early implementation of part of the planned open space (about 1.7ha), including provision of 1 ha of public open space (POS) and a permanent soccer pitch under the project, to serve the local community. Appropriate requirements on the design elements could be stipulated in the conditions of land grant/allocation;

- (iv) there are generally sufficient open space and major GIC facilities to meet the demand of the planned population in the planning area;
- (v) upon implementation of the recommended direct shuttle bus services between the MTR Yau Tong Station and the campus, the proposed VTC campus development would not have significant adverse traffic impacts on the surrounding areas, nor adversely affect the pedestrian environment in the area;
- (vi) in the absence of alternative sites in the region, the re-provisioning of the existing liquefied petroleum gas (LPG) filling station in the CKL area is considered necessary to meet the demand of such service in East Kowloon. While the Government is urged to explore the relocation of the LPG filling station from that waterfront area in the long run, the proposed location in the CKL area is considered acceptable taking into account the relevant traffic and technical considerations;
- (vii) the development intensity and BH of the proposed VTC campus development are considered compatible with surrounding environment, and will optimize the use of scarce urban land resources to meet the educational need of the community. There is no strong justification to reduce its scale and BH;
- (viii) while there is potential for enhancing the configuration of the POS to be provided by the VTC and its integration with the open space in the adjoining areas, as well as potential for enhancing the building design and configuration of the proposed VTC campus development, the draft OZP will not preclude the implementation of such enhancements, if confirmed feasible; and
- (ix) the statutory and administrative procedures in consulting the public on the zoning amendments have been duly followed. The views received are duly considered and responded to by the concerned Government

bureaux/departments in the process. The exhibition of the OZP for public inspection and the provisions for submission of representations and comments form part of the statutory consultation process under the Town Planning Ordinance.”

Amendments to Explanatory Statement

- (c) agreed the proposed amendments to the ES of the OZP concerning the “G/IC” site at the CKL waterfront to address the Board’s concerns raised in the deliberation session held on 20.4.2018, subject to revisions having regard to the discussion in this meeting, as appropriate; and

Press Statement

- (d) agreed the issue of a press statement regarding the Board’s decision on the consideration of representations and comments in respect of the draft Kai Tak OZP No. S/K22/5, subject to revisions having regard to the discussion in this meeting, as appropriate.

16. The Chairperson said that the revised Press Statement would be promulgated after the meeting and a copy of which would be distributed for Members’ information. Members noted that, as a general practice, the Secretariat of the Board would undertake further checking and refinement of the proposed amendments to the ES and the Press Statement before their publication.

17. There being no other business, the meeting was closed at 4:25 p.m..