

**TOWN PLANNING BOARD**

**Minutes of 344th Meeting of the  
Metro Planning Committee held at 9:00 a.m. on 23.2.2007**

**Present**

Director of Planning  
Mrs. Ava S.Y. Ng

Chairperson

Dr. Greg C.Y. Wong

Vice-chairman

Mr. Nelson W.Y. Chan

Professor N.K. Leung

Professor Bernard V.W.F. Lim

Dr. Daniel B.M. To

Mr. Stanley Y.F. Wong

Ms. Sylvia S.F. Yau

Ms. Maggie M.K. Chan

Mr. Felix W. Fong

Professor Paul K.S. Lam

Ms. Starry W.K. Lee

Assistant Director (Environmental Assessment),  
Environmental Protection Department  
Mr. Elvis W.K. Au

Assistant Director (Kowloon), Lands Department  
Mr. Gary Cheung

Deputy Director of Planning/District  
Miss Ophelia Y.S. Wong

Secretary

**Absent with Apologies**

Mr. Leslie H.C. Chen

Mr. Walter K.L. Chan

Mr. Raymond Y.M. Chan

Mr. K.Y. Leung

Assistant Commissioner for Transport (Urban),  
Transport Department  
Mr. Anthony Loo

Assistant Director(2), Home Affairs Department  
Ms. Margaret Hsia

**In Attendance**

Assistant Director of Planning/Board  
Mr. C.T. Ling

Chief Town Planner/Town Planning Board  
Mr. W.S. Lau

Town Planner/Town Planning Board  
Ms. Paulina L.S. Pun

**Agenda Item 1**

Confirmation of the Draft Minutes of the 343rd MPC Meeting held on 2.2.2007

[Open Meeting]

1. The draft minutes of the 343rd MPC meeting held on 2.2.2007 were confirmed without amendments.

**Agenda Item 2**

Matters Arising

[Open Meeting]

2. The Secretary reported that there were no matters arising from the last meeting.

[Dr. Daniel B.M. To arrived to join the meeting at this point.]

**Kowloon District**

[Miss Helen L.M. So, Senior Town Planner/Kowloon (STP/K), was invited to the meeting at this point.]

**Agenda Item 3**

Section 16 Application

[Open Meeting (Presentation and Question Session Only)]

A/K14/524                      Proposed Shop and Services (Showroom)  
in “Other Specified Uses” annotated “Business” zone,  
Unit N and Storeroom, G/F, Everest Industrial Centre,  
396 Kwun Tong Road, Kwun Tong  
(MPC Paper No. A/K14/524)

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### Presentation and Question Session

3. Miss Helen L.M. So, STP/K, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application;
- (b) the proposed shop and services (showroom) use;
- (c) departmental comments – no objection from concerned Government departments, including the Fire Services Department, was received;
- (d) two public comments supporting the application were received during the statutory publication period. The District Officer (DO)(Kwun Tong) stated that the public was concerned about the traffic issues in the Kwun Tong Industrial Area. Some local leaders had requested the Government to facilitate the transformation of industrial buildings into commercial/business/shops uses in the area; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application for the reasons detailed in paragraph 11.1 of the Paper. With regard to the traffic concerns raised by the DO(Kwun Tong), the Transport Department had no objection to the application from traffic point of view.

4. Members had no question on the application.

### Deliberation Session

5. The Chairperson remarked that the application complied with the Town Planning Board Guidelines for Development within “Other Specified Uses” annotated “Business” zone.

6. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission

should be valid until 23.2.2009, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions :

- (a) the submission and implementation of fire service installations in the subject premises to the satisfaction of the Director of Fire Services or of the TPB before operation of the use; and
- (b) if the above condition of approval was not complied with before operation of the use, the approval hereby given should cease to have effect and should on the same date be revoked without further notice.

7. The Committee also agreed to advise the applicant to :

- (a) apply to District Lands Officer/Kowloon East, Lands Department for a temporary waiver for the proposed shop and services (showroom) use under application;
- (b) appoint an Authorised Person to submit building plans for the proposed change in use to demonstrate compliance with the Buildings Ordinance; and
- (c) exercise extreme care when working in the vicinity of the drains and sewers and should not disturb, interfere with or cause damage to them. Any damage to the drains/sewers due to the works of the proposed development should be made good at the applicant's own cost and to the satisfaction of the Director of Drainage Services.

[The Chairperson thanked Miss Helen L.M. So, STP/K, for her attendance to answer Members' enquires. Miss So left the meeting at this point.]

**Agenda Item 4**

Any Other Business

8. There being no other business, the meeting was closed at 9:10 a.m..