

TOWN PLANNING BOARD

**Minutes of 605th Meeting of the
Metro Planning Committee held at 9:00 a.m. on 1.6.2018**

Present

Director of Planning
Ms Jacinta K.C. Woo

Chairperson

Mr Stephen H.B. Yau

Mr Frankie W.C. Yeung

Dr Lawrence W.C. Poon

Mr Thomas O.S. Ho

Mr Alex T.H. Lai

Professor T.S. Liu

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Professor John C.Y. Ng

Professor Jonathan W.C. Wong

Chief Traffic Engineer/Hong Kong,
Transport Department
Mr Eddie S.K. Leung

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

Deputy Director of Planning/District
Miss Fiona S.Y. Lung

Secretary

Absent with Apologies

Mr Lincoln L.H. Huang

Vice-Chairperson

Mr Sunny L.K. Ho

Mr Wilson Y.W. Fung

Ms Sandy H.Y. Wong

Mr Franklin Yu

Mr Stanley T.S. Choi

In Attendance

Chief Town Planner/Town Planning Board
Ms April K.Y. Kun

Town Planner/Town Planning Board
Miss Karmin Tong

Agenda Item 1

Confirmation of the Draft Minutes of the 604th MPC Meeting held on 18.5.2018

[Open Meeting]

1. The draft minutes of the 604th MPC meeting held on 18.5.2018 were confirmed without amendments.

Agenda Item 2

Matters Arising

[Open Meeting]

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

Tsuen Wan and West Kowloon District

Agenda Item 3

Section 16 Application

[Open Meeting]

A/K5/782 Proposed Shop and Services, Eating Place, Office and School
(Cookery-related) in “Residential (Group A) 7” Zone, 58 Castle Peak
Road, Cheung Sha Wan, Kowloon
(MPC Paper No. A/K5/782B)

3. The Secretary reported that the application was submitted by The Garden Company Limited (Garden). Kenneth To & Associates Limited (KTA) was one of the consultants of the applicant. The following Members had declared interests on the item :

Mr Alex T.H. Lai - his firm having current business dealings with
Garden; and

Mr Daniel K.S. Lau - his firm having current business dealings with
KTA.

4. The Committee noted that the applicant had requested deferment of consideration of the application. As Mr Alex T.H. Lai and Mr Daniel K.S. Lau had no involvement in the application, the Committee agreed that they could stay in the meeting.

5. The Committee noted that the applicant’s representative requested on 25.5.2018 deferment of the consideration of the application for two months in order to allow time for preparation of further information to address departmental comments. It was the third time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information in response to the departmental comments received.

6. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its

consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of the further information. Since it was the third deferment and a total of six months had been allowed for preparation of submission of further information, no further deferment would be granted unless under very special circumstances.

Agenda Item 4

Section 16 Application

[Open Meeting]

A/TWW/114 Proposed Access Road for Residential Development at Lot 92, Lot 382 RP & Extension to Lot 382 and Lot 440 RP in D.D. 399, Ting Kau, Tsuen Wan in "Green Belt" Zone, Government Land adjacent to Lot 92, Lot 382 RP & Extension to Lot 382 and Lot 440 RP in D.D. 399, Ting Kau, Tsuen Wan, New Territories
(MPC Paper No. A/TWW/114A)

7. The Secretary reported that Winfield Engineering (Hong Kong) Limited (Winfield) was one of the consultants of the applicant. Mr Alex T.H. Lai had declared an interest on the item as his firm had current business dealings with Winfield.

8. The Committee noted that the applicant had requested deferment of consideration of the application, and agreed that Mr Alex T.H. Lai could stay in the meeting as he had no involvement in the application. The Committee also noted that replacement pages (pages 1 and 2) and an additional page (Appendix II) of the Paper clarifying the deferment period requested by the applicant were tabled at the meeting for Members' reference.

9. The Committee noted that the applicant's representative requested on 7.5.2018 and 31.5.2018 deferment of the consideration of the application for two months in order to allow time for preparation of further information to address the comments from various government departments. It was the second time that the applicant requested deferment of

the application. Since the last deferment, the applicant had not submitted any further information, but indicated that additional time was needed to prepare responses to the departmental comments.

10. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of the further information. Since it was the second deferment and a total of four months had been allowed for the preparation of the further information, no further deferment would be granted unless under very special circumstances.

Hong Kong District

Agenda Item 5

Section 16 Application

[Open Meeting]

A/H3/436 Proposed Office, Shop and Services and Eating Place in "Residential (Group A) 9" Zone, 36 Gage Street, Sheung Wan, Hong Kong
(MPC Paper No. A/H3/436)

11. The Secretary reported that Ove Arup & Partners Hong Kong Ltd. (Arup) was one of the consultants of the applicant. The following Members had declared interests on the item :

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| Mr Alex T.H. Lai | - | his firm having current business dealings with Arup; and |
| Mr Franklin Yu | - | having past business dealings with Arup. |

12. The Committee noted that the applicant had requested deferment of consideration of the application and Mr Franklin Yu had tendered apology for being unable to attend the meeting. As Mr Alex T.H. Lai had no involvement in the application, the Committee agreed that he could stay in the meeting.

13. The Committee noted that the applicant's representative requested on 25.5.2018 deferment of the consideration of the application for two months in order to allow time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

14. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of the further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 6

Section 16 Application

[Open Meeting]

A/H9/78 Proposed Comprehensive Redevelopment of Ming Wah Dai Ha
(including Flats, Shop and Services and Social Welfare Facilities) in
"Comprehensive Development Area" Zone, Ming Wah Dai Ha,
1-25 A Kung Ngam Road, Shau Kei Wan, Hong Kong
(MPC Paper No. A/H9/78)

15. The Secretary reported that application site was located in Shau Kei Wan. The application was submitted by the Hong Kong Housing Society (HKHS) and AECOM Asia

Company Limited (AECOM), Leigh & Orange Limited (L&O), BMT Asia Pacific Limited (BMT) and Vibro (H.K.) Limited (Vibro) were four of the consultants of the applicant. The following Members had declared interests on the item :

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| Ms Jacinta K.C. Woo
(the Chairperson)
<i>as the Director of Planning</i> | - | being an ex-officio member of the Supervisory Board of HKHS, and owning a flat in Shau Kei Wan; |
| Mr Daniel K.S. Lau | - | being the Director (Development & Marketing) of HKHS; |
| Mr Alex T.H. Lai | - | his firm having current business dealings with HKHS, L&O and Vibro; |
| Mr Thomas O.S. Ho | - | having past business dealings with HKHS and AECOM, and his firm having past business dealings with BMT; |
| Dr Lawrence W.C. Poon | - | being an ex-employee of HKHS; |
| Mr Franklin Yu | - | having past business dealings with AECOM; and |
| Mr Simon S.W. Wang | - | having family members living in the application site (i.e. Ming Wah Dai Ha). |

16. The Committee noted that the applicant had requested deferment of consideration of the application and Mr Franklin Yu had tendered apology for being unable to attend the meeting. As the interests of Ms Jacinta K.C. Woo (the Chairperson), Mr Daniel K.S. Lau and Mr Simon S.W. Wang were direct, the Committee agreed that they could stay in the meeting but should refrain from participating in the discussion. As the interests of Mr Thomas O.S. Ho and Dr Lawrence W.C. Poon were indirect and since Mr Alex T.H. Lai had no involvement in the application, the Committee agreed that they could stay in the meeting.

17. The Committee noted that the applicant's representative requested on 15.5.2018 deferment of the consideration of the application for two months in order to allow time for

preparation of further information/technical clarifications in response to departmental comments, and subsequent processing of the submissions by relevant government departments. It was the first time that the applicant requested deferment of the application.

18. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of the further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 7

Any Other Business

19. There being no other business, the meeting closed at 9:05 a.m..