

## **TOWN PLANNING BOARD**

### **Minutes of 608<sup>th</sup> Meeting of the Metro Planning Committee held at 9:00 a.m. on 20.7.2018**

#### **Present**

Director of Planning  
Ms Jacinta K.C. Woo

Chairperson

Mr Lincoln L.H. Huang

Vice-chairperson

Mr Stephen H.B. Yau

Dr Lawrence W.C. Poon

Mr Wilson Y.W. Fung

Mr Thomas O.S. Ho

Mr Alex T.H. Lai

Professor T.S. Liu

Mr Franklin Yu

Mr Daniel K.S. Lau

Professor John C.Y. Ng

Professor Jonathan W.C. Wong

Assistant Commissioner for Transport (Urban),  
Transport Department  
Mr Peter P.C. Wong

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 Sunny L.K. Ho

Dr Frankie W.C. Yeung

Ms Sandy H.Y. Wong

Mr Stanley T.S. Choi

Ms Lilian S.K. Law

**In Attendance**

Chief Town Planner/Town Planning Board  
Mr Kevin C.P. Ng

Town Planner/Town Planning Board  
Miss Gloria Y.L. Sze

**Agenda Item 1**

**Confirmation of the Draft Minutes of the 607<sup>th</sup> MPC Meeting held on 6.7.2018**

[Open Meeting]

1. The draft minutes of the 607<sup>th</sup> MPC meeting held on 6.7.2018 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/K4/69                      Proposed Minor Relaxation of Building Height Restriction (from 70mPD to 90.8mPD) for Permitted Education Institution (University Indoor Sports Centre, Auditorium and Laboratory Building Complex) in “Government, Institution or Community (4)” Zone, 83 Tat Chee Avenue, Kowloon Tong, Kowloon  
(MPC Paper No. A/K4/69)

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3. The Secretary reported that the application was submitted by the City University of Hong Kong (CityU), with Andrew Lee King Fun & Associates Architects Limited (ALKF) as one of the consultants of the applicant. The following Members had declared interests on the item:

Dr Lawrence W.C. Poon   -   being a Senior Lecturer at CityU and living in its quarters in Kowloon Tong;

- Ms Sandy H.Y. Wong - being a part-time lecturer at CityU;
- Mr Alex T.H. Lai - his firm having current business dealings with CityU; and
- Mr Franklin Yu - having past business dealings with ALKF.

4. The Committee noted that the applicant had requested deferment of consideration of the application and Ms Sandy H.Y. Wong had tendered apologies for being unable to attend the meeting and Messrs Alex T.H. Lai and Franklin Yu had not yet arrived to join the meeting. As the interest of Dr Lawrence W.C. Poon was direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion.

5. The Committee noted that the applicant's representative requested on 6.7.2018 deferment of the consideration of the application for two months in order to allow time to prepare further information to address comments of the Environmental Protection Department. It was the first time that the applicant requested deferment of the application.

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 further information and no further deferment would be granted unless under very special circumstances.

[Mr Anthony K.O. Luk, Senior Town Planner/Hong Kong (STP/HK), was invited to the meeting at this point.]

**Hong Kong District**

**Agenda Item 4**

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/H25/19                      Temporary Shop and Services (Motor-vehicle Showroom) for a Period of 3 Years in “Open Space” Zone, Part of Basement Level B1 of the Car Park Complex, Hong Kong Convention and Exhibition Centre (Phase 1), 1 Harbour Road, Wan Chai, Hong Kong  
(MPC Paper No. A/H25/19)

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7.            The Secretary reported that the application was submitted by the Automall Limited (Automall), which was a subsidiary of the New World Development Company Limited (NWD). 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 past business dealings with Automall;   |
| Mr Wilson Y.W. Fung | - | being the Chairman of the Hong Kong Dance Company and a director of the Hong Kong Business Accountants Association which had received sponsorships from NWD before; and |
| Mr Daniel K.S. Lau  | - | his firm having current business dealings with KTA.   |

8.            The Committee noted that Mr Alex T.H. Lai had not yet arrived to join the meeting. The Committee agreed that as the interest of Mr Wilson Y.W. Fung was indirect and Mr Daniel K.S. Lau had no involvement in the application, they could stay in the meeting.

Presentation and Question Sessions

9.            With the aid of a PowerPoint presentation, Mr Anthony K.O. Luk, STP/HK, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the temporary shop and services (motor-vehicle showroom) for a period of three years;
- (c) departmental comments – departmental comments were set out in paragraph 8 of the Paper. The Secretary for Commerce and Economic Development (SCED) considered that the conversion of a portion of the basement car park into a motor-vehicle showroom would reduce the number of parking spaces available to visitors of the Hong Kong Convention and Exhibition Centre (HKCEC) and the approval period should be limited to two years given that the parking demand might change with the passage of time and the on-going developments around the application premises (the Premises). The Commissioner for Transport (C for T) had no adverse comment on SCED’s proposal and considered that the parking requirements for HKCEC should be timely reviewed in view of the impact of future developments, e.g. Central-Wan Chai Bypass, Shatin to Central Link Exhibition Centre Station and redevelopment of Wan Chai Government Offices. Other concerned government departments had no objection to or no adverse comment on the application;
- (d) during the first three weeks of the statutory publication period, one public comment objecting to the application was received from an individual. Major objection grounds were set out in paragraph 9 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application on a temporary basis for a shorter duration of two years based on the assessments set out in paragraph 10 of the Paper. Although the applied use was not in line with the planning intention of the “Open Space” (“O”) zone, the aboveground area of the subject “O” zone was developed as a public open space and its underground space had been developed as a 3-storey car park (with two basement levels) to meet the car parking requirement of HKCEC. The applied use, being in operation within

Basement Level B1 of the underground car park since 2003, would not affect the public open space on top of the car park and was considered not unacceptable from the land use point of view. The Parking Demand Study submitted by the applicant had concluded that there were adequate parking spaces at the HKCEC (Phase 1) car park during major events at HKCEC even with the applied use and there would be sufficient private car parking provision in Wan Chai up to 2021. The applied use would not induce major adverse traffic impact on the vicinity given that the motor vehicles at the Premises were for display and would not move in and out frequently. Approval conditions had been recommended to address technical concerns of relevant government departments. To address the concerns of SCED and C for T, a shorter approval period of two years was recommended. Previous applications for the same or similar uses had been approved by the Committee and approval of the application on a temporary basis of two years was in line with the Committee's previous decisions. Regarding the adverse public comment, the comments of government departments and planning assessments above were relevant.

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

10. Members had no question on the application.

#### Deliberation Session

11. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 2 years, instead of 3 years sought, until 20.7.2020, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no motor shows or car fairs or any related events should be undertaken at the application premises;
- (b) the number of cars to be parked at the car parking area of the application premises shall not exceed 276 at any time;

- (c) the number of visitors allowed at the car parking area of the application premises shall not exceed 300 at any time;
- (d) to employ an independent professional to monitor the mechanical monitoring system to control the number of visitors to the car parking area of the application premises and prepare monitoring reports on a monthly basis;
- (e) to employ an Authorised Person to conduct audit checks on the monitoring system and the monitoring reports on the number of visitors to the car parking area of the application premises on a bi-monthly basis;
- (f) in relation to (e) above, to submit the audit reports every 2 months highlighting any non-compliance on the number of visitors to the car parking area of the application premises to the satisfaction of the Director of Buildings or of the TPB;
- (g) the provision of fire service installations within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 20.10.2018;
- (h) if any of the above planning conditions (a), (b), (c), (d), (e) or (f) is not complied with during the approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (i) if the above planning condition (g) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

12. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix IV of the Paper.

[The Chairman thanked Mr Anthony K.O. Luk, STP/HK, for his attendance to answer Members' enquiries. He left the meeting at this point.]

[Mr Alex T.H. Lai arrived to join the meeting at this point.]

## **Agenda Item 5**

### **Section 16 Application**

[Open Meeting]

A/H19/77                      Proposed Minor Relaxation of Building Height Restriction for Permitted Hotel Development within “Commercial (1)” Zone and Proposed Hotel Use within an area shown as ‘Pedestrian Precinct/Street’, No. 7 Stanley Market Road and Nos. 78 and 79 Stanley Main Street, Stanley (Stanley Inland Lot 124 and Stanley Lots 427 and 428)  
(MPC Paper No. A/H19/77A)

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13.            The Secretary reported that Barrie Ho Architecture Interiors Limited (BHA) was one of the consultants of the applicant. Mr Alex T.H. Lai had declared interest on the item as his firm was having current business dealings with BHA.

14.            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.

15.            The Committee noted that the applicant's representative requested on 3.7.2018 deferment of the consideration of the application for two months in order to allow time to prepare further information to revise and review the relevant assessments in response to departmental comments and public comments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information including responses to departmental comments and public comments, revised floor plans, revised landscape and tree preservation proposal and revised visual and sewerage impact assessments.

16. 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 further information. Since it was the second deferment and a total of four months had been allowed for preparation of the submission of further information, no further deferment would be granted unless under very special circumstances.

**Agenda Item 6**

Any Other Business

17. There being no other business, the meeting was closed at 9:15 a.m..