

TOWN PLANNING BOARD

Minutes of 614th Meeting of the Metro Planning Committee held at 9:00 a.m. on 19.10.2018

Present

Director of Planning
Mr Raymond K.W. Lee

Chairman

Mr Lincoln L.H. Huang

Vice-chairman

Mr Sunny L.K. Ho

Mr Stephen H.B. Yau

Dr Lawrence W.C. Poon

Mr Wilson Y.W. Fung

Mr Alex T.H. Lai

Professor T.S. Liu

Miss Sandy H.Y. Wong

Mr Stanley T.S. Choi

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Professor Jonathan W.C. Wong

Chief Traffic Engineer/Kowloon,
Transport Department
Mr David C.V. Ngu

Chief Engineer (Works), Home Affairs Department
Mr Paul Y.K. Au

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

Assistant Director (R1), Lands Department
Mr Simon S.W. Wang

Deputy Director of Planning/District
Ms Jacinta K. C. Woo

Secretary

Absent with Apologies

Dr Frankie W.C. Yeung

Mr Thomas O.S. Ho

Mr Franklin Yu

Professor John C.Y. Ng

In Attendance

Assistant Director of Planning/Board
Miss Fiona S.Y. Lung

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

Town Planner/Town Planning Board
Miss Denise M.S. Ho

Agenda Item 1

Confirmation of the Draft Minutes of the 613th MPC Meeting held on 5.10.2018

[Open Meeting]

1. The draft minutes of the 613th MPC meeting held on 5.10.2018 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/K2/217

Minor Relaxation of Building Height Restriction for Permitted Sports and Recreation Club in “Other Specified Uses” annotated “Sports and Recreation Club” Zone, 8 Wylie Road, Kowloon
(MPC Paper No. A/K2/217)

3. The Secretary reported that Wong Pak Lam & Associates Consulting Engineers & Architects Limited (WPL) was one of the consultants of the applicant. Mr Alex T.H. Lai had declared interest on the item for his firm had business dealings with WPL.

4. The Committee noted that the applicant’s representative requested on 4.10.2018 for 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.

5. 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.

[Ms Katy C.W. Fung, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), was invited to the meeting at this point.]

- Mr Stephen H.B. Yau - being a past member of the Wan Chai District Advisory Committee of URA;
- Mr Thomas O.S. Ho - having current business dealings with URA;
- Mr Alex T.H. Lai - his firm having current business dealings with URA; and
- Mr Daniel K.S. Lau - being an ex-employee and ex-Director (Development & Marketing) of Hong Kong Housing Society which was currently in discussion with URA on housing development issues.

7. Members noted that Mr Thomas O.S. Ho had tendered apologies for not being able to attend meeting. As the interests of the Chairman, the Vice-chairman, Dr Lawrence W.C. Poon were direct, Members agreed that they should leave the meeting temporarily for the item. According to the procedure and practice adopted by the Town Planning Board, as a matter of necessity, the Chairman or the Vice-chairman should continue to assume the chairmanship. As the interest of the Vice-chairman was comparatively less direct than the Chairman, the Committee agreed that the Vice-chairman should take over the chairmanship for the item but a conscious effort should be made to contain his scope of involvement in an administrative role to minimise any risk that he might be challenged. As the interests of Messrs Stephen H.B. Yau, Wilson Y.W. Fung and Ms Lilian S.K. Law were indirect and Messrs Alex T.H. Lai and Daniel K.S. Lau had no involvement in the application, the Committee agreed that they could stay in the meeting.

[The Chairman and Dr Lawrence W.C. Poon left the meeting temporarily.]

Presentation and Question Sessions

8. With the aid of a PowerPoint presentation, Ms Katy C.W. Fung, STP/TWK, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application;
- (b) the proposed shop and services (neighbourhood resources centre);
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. Concerned departments had no objection to or no adverse comment on the application;
- (d) no public comment was received during the first three weeks of the statutory publication period; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessment made in paragraph 11 of the Paper. The proposed development was generally in line with the planning intention of “Other Specified Uses” annotated “Business” (“OU(B)”) zone and complied with the Town Planning Board Guidelines for Development within the “OU(B)” zone in that it would not induce adverse fire safety, traffic and infrastructural impacts on the development within the subject building and adjacent areas. The use of shop and services was considered not incompatible with other uses of the same industrial building including mainly industrial-related offices and warehouses on the upper floors. Relevant Government departments consulted had no adverse comment on or no objection to the application.

9. Members had no question on the application.

Deliberation Session

10. 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 19.10.2020, 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 provision of fire service installations and water supplies for firefighting and a means of escape separated from the industrial portion before operation of the use to the satisfaction of the Director of Fire Services or of the Town Planning Board; and
- (b) if the above planning condition is not complied with before operation of the use, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[The Vice-chairman thanked Ms Katy C.W. Fung, STP/TWK for her attendance to answer Members’ enquiries. She left the meeting at this point.]

[The Chairman and Dr Lawrence W.C. Poon returned to join the meeting at this point.]

Kowloon District

Agenda Item 5

Section 16 Application

[Open Meeting]

A/K18/327 Proposed Place of Recreation, Sports or Culture (Swimming Pool Complex Redevelopment) in “Open Space” Zone, Kowloon Tsai Park (Portion), 13 Inverness Road, Kowloon Tong, Kowloon
(MPC Paper No. A/K18/327A)

12. The Secretary reported that the application site was located in Kowloon Tong and the application was submitted by the Leisure and Cultural Services Department (LCSD). ACLA Limited (ACLA), ESA Consulting Engineers Limited (ESA), MVA Hong Kong Limited (MVA), P & T Architects and Engineers Limited (P & T) and Gammon Construction Limited (Gammon) were five of the consultants of the applicant. The following Members had declared interests on the item:

- Dr Frankie W.C. Yeung - being the Chairman of the Chinese Traditional Performing Arts Panel of LCSD;
- Professor T.S. Liu - being a Museum Expert Advisor of LCSD;
- Mr Thomas O.S. Ho - being the Chief Executive of Gammon and having current business dealings with MVA;
- Mr Franklin Yu - having past business dealings with MVA;
- Mr Alex T.H. Lai - his firm having current business dealings with LCSD, ACLA, ESA, MVA and Gammon;
- Ms Jacinta K.C. Woo - her spouse being a Group Director of P & T;
- Dr Lawrence W.C. Poon - working in the City University of Hong Kong and living in its quarters in Kowloon Tong; and
- Mr Stanley T.S. Choi - his spouse being a director of a company which owns properties in Kowloon Tong.

13. The Committee noted that Mr Thomas O.S. Ho had tendered apologies for being unable to attend the meeting and the applicant had requested deferment of consideration of the application. As the interest of Ms Jacinta K.C. Woo, as Secretary, was remote, Dr Frankie W.C. Yeung, Messrs Alex T.H. Lai and Franklin Yu had no involvement in the application, the interests of Professor T.S. Liu and Mr Stanley T.S. Choi were indirect, and the quarters resided by Dr Lawrence W.C. Poon did not have a direct view of the application site, the Committee agreed that they could stay in the meeting.

14. The Committee also noted that the applicant's representative requested on 4.10.2018 for 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 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 from the Planning Department and Environmental Protection Department.

15. 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.

Agenda Item 6

Any Other Business

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