

**TOWN PLANNING BOARD**

**Minutes of 692<sup>nd</sup> Meeting of the  
Metro Planning Committee held at 9:00 a.m. on 1.4.2022**

**Present**

Director of Planning  
Mr Ivan M. K. Chung

Chairman

Mr Wilson Y.W. Fung

Vice-chairman

Ms Sandy H.Y. Wong

Mr Franklin Yu

Mr Stanley T.S. Choi

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Professor Jonathan W.C. Wong

Mr Ricky W. Y. Yu

Professor Roger C.K. Chan

Mr Ben S. S. Lui

Mr Timothy K. W. Ma

Ms Bernadette W. S. Tsui

Assistant Commissioner for Transport (Urban),  
Transport Department  
Mr Patrick K.H. Ho

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

Principal Environmental Protection Officer (Metro Assessment),  
Environmental Protection Department  
Dr Sunny C.W. Cheung

Assistant Director (Regional 1), Lands Department  
Ms Trevina C. W. Kung

Deputy Director of Planning/District  
Mr C. K. Yip

Secretary

**In Attendance**

Assistant Director of Planning/Board  
Ms Lily Y.M. Yam

Chief Town Planner/Town Planning Board  
Ms Johanna W. Y. Cheng

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

**Opening and Welcoming Remarks**

1. The Chairman said that the meeting would be conducted with video conferencing arrangement.
2. The Chairman said that it was the first meeting of the Metro Planning Committee (MPC) for the term 2022-2024. He introduced the three new Members, Messrs Ben S.S. Lui and Timothy K.W. Ma and Ms Bernadette W.S. Tsui, as well as Mr Ricky W.Y. Yu who was a Member of the Rural and New Town Planning Committee in the previous term, and extended a welcome to them. He was pleased to announce that Mr Wilson Y.W. Fung had been re-appointed as the Vice-chairman of the Committee.

**Agenda Item 1**

**Confirmation of the Draft Minutes of the 691<sup>st</sup> MPC Meeting held on 18.3.2022**

[Open Meeting]

3. The draft minutes of the 691<sup>st</sup> MPC meeting held on 18.3.2022 were confirmed without amendments.

**Agenda Item 2**

**Matter Arising**

[Open Meeting]

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

**Tsuen Wan and West Kowloon District**

**Agenda Item 3**

Section 16 Application

[Open Meeting]

A/K5/845            Shop and Services in “Other Specified Uses” annotated “Business (3)”  
Zone, Portion of Factory No. 6, G/F, Elite Industrial Centre, No.883  
Cheung Sha Wan Road, Kowloon  
(MPC Paper No. A/K5/845A)

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5.            The Secretary reported that the applicant’s representative requested on 14.3.2022 deferment of consideration of the application for two months so as to allow more time to address Fire Services Department’s comments on the revised proposal. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

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

**Agenda Item 4**

**Section 16 Application**

[Open Meeting]

A/K5/846            Shop and Services (Fast Food Counter & Local Provisions store) in “Other Specified Uses” annotated “Business (3)” Zone, Portion of Factory No. 6, G/F, Elite Industrial Centre, No.883 Cheung Sha Wan Road, Kowloon  
(MPC Paper No. A/K5/846A)

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7.            The Secretary reported that the applicant’s representative requested on 14.3.2022 deferment of consideration of the application for two months so as to allow more time to address Fire Services Department’s comments on the revised proposal. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information to address departmental comments.

8.            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, it was the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

**Agenda Item 5**

**Section 16 Application**

[Open Meeting]

A/K5/850            Shop and Services in “Other Specified Uses” annotated “Business (1)”  
Zone, Workshop No.1, G/F, Vogue Centre, No. 696 Castle Peak Road,  
Kowloon  
(MPC Paper No. 4/22)

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9.            The Secretary reported that Centaline Property Agency Ltd. (CPA) was the consultant of the applicant. Mr Wilson Y.W. Fung (the Vice-chairman) had declared an interest for being the former Chairman of the Hong Kong Dance Company which had obtained sponsorship from CPA before.

10.          The Committee noted that the Planning Department (PlanD) requested to defer consideration of the application. As the interest of the Vice-chairman was indirect, the Committee agreed that he could stay in the meeting.

11.          The Secretary reported that in view of the situation of COVID-19 and the latest special work arrangement for government departments, all fieldwork had been suspended, and some relevant background information of the application site and comments from relevant government departments, which were essential for the consideration of the application by the Committee, were not yet available. Therefore, PlanD requested deferment of consideration of the application until such information became available.

12.          After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

**Agenda Item 6**

**Section 16 Application**

[Open Meeting]

A/KC/484                      Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Information Technology and Telecommunications Industries (Data Centre) in “Other Specified Uses” annotated “Business” Zone, 57-61 Ta Chuen Ping Street, Kwai Chung, New Territories  
(MPC Paper No. A/KC/484B)

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13.                      The Secretary reported that the applicant’s representative requested on 14.3.2022 and 30.3.2022 deferment of consideration of the application for two months so as to allow more time to review the layout design of the proposed development. It was the third time that the applicant requested deferment of the application on the grounds to allow sufficient time to thoroughly review the layout design, in particular on the provision of transformer room to support the proposed data centre. In view of the recent epidemic situation of COVID-19 and the social distancing measures, the applicant indicated that there were great difficulties in conducting further discussion with relevant parties and the agreement of relevant parties on the layout design would be fundamental for the implementation of the proposed development.

14.                      As the application was submitted after the promulgation of Town Planning Board Guidelines No. 33A (TPB PG-No. 33A ), the application was subject to the restriction on the number of deferments allowed i.e. the second deferment should be the last deferment. The Planning Department had no objection to the request for the third deferment as the justifications for deferment met the criteria for deferment as set out in TPB PG-No. 33A in that the deferment would allow sufficient time for the applicant to resolve the outstanding technical issues and in view of the recent situation of COVID-19, it was considered that the need for a longer time to resolve the relevant technical issues might not be unreasonable.

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 further information. Since it was the third deferment and a total of six months had been allowed for preparation of the submission of further information, it was the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

### **Hong Kong District**

#### **Agenda Item 7**

##### **Section 16 Application**

[Open Meeting]

A/H20/197            Shop and Services in "Other Specified Uses" annotated "Business" Zone, Part of Workshop 5, G/F, Cheung Tat Centre, 18 Cheung Lee Street, Chai Wan, Hong Kong  
(MPC Paper No. 4/22)

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16.            The Secretary reported that in view of the situation of COVID-19 and the latest special work arrangement for government departments, all fieldwork had been suspended, and some relevant background information of the application site and comments from relevant government departments, which were essential for the consideration of the application by the Committee, were not yet available. Therefore, Planning Department (PlanD) requested deferment of consideration of the application until such information became available.

17.            After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.



**Agenda Item 8**

**Section 16 Application**

[Open Meeting]

A/H24/28                      Proposed Eating Place and Shop and Services in “Other Specified Uses” annotated “Pier and Associated Facilities” Zone, Portions of Upper Deck, Central Pier No.8, Hong Kong  
(MPC Paper No. 4/22)

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18.            The Secretary reported that in view of the situation of COVID-19 and the latest special work arrangement for government departments, all fieldwork had been suspended, and some relevant background information of the application site and comments from relevant government departments, which were essential for the consideration of the application by the Committee, were not yet available. Therefore, the Planning Department (PlanD) requested deferment of consideration of the application until such information became available.

19.            After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

[Ms Erica S. M. Wong, Senior Town Planner/ Hong Kong (STP/HK), was invited to the meeting at this point.]

**Agenda Item 9**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions only)]

A/HK/15                      Temporary Public Vehicle Park (excluding Container Vehicle) for Letting of Surplus Monthly Parking Spaces to Non-residents for a Period of 5 Years in “Residential (Group A)” Zone, (a) Car Park in Wah Fu (I) Estate, Pok Fu Lam; (b) Car Park in Wah Fu (II) Estate, Pok Fu Lam; (c) Car Park in Yue Fai Court, Aberdeen (MPC Paper No. A/HK/15)

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20.                      The Secretary reported that the application sites were located in Pok Fu Lam and Aberdeen and the application was submitted by the Hong Kong Housing Authority (HKHA). The following Members had declared interests on the item:

- |  |   |   |
|--|---|---|
| Mr Paul Y.K. Au<br><i>as the Chief Engineer<br/>(Works), Home<br/>Affairs Department</i> | - | being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA; |
| Mr Franklin Yu   | - | being a member of the Building Committee and Tender Committee of HKHA;  |
| Mr Daniel K.S. Lau   | - | being a member of the Hong Kong Housing Society which currently had discussion with Housing Department on housing development issues;                     |
| Professor Jonathan W.C.<br>Wong  | - | having close relative living in Wah Fu Estate, Pok Fu Lam;  |

- Mr Ben S.S. Lui - co-owning with spouse a flat in Pok Fu Lam, his spouse owning a car parking space in Pok Fu Lam, and being a director of a company which owned flats and car parking spaces in Pok Fu Lam; and
- Mr Stanley T.S. Choi - being a director of the Warehouse Teenage Club which was located in Aberdeen.

21. As the interests of Messrs Paul Y.K. Au and Franklin Yu were direct, the Committee agreed that they should leave the meeting temporarily for the item. As the interests of Professor Jonathan W.C. Wong and Mr Stanley T.S. Choi were indirect and Mr Daniel K.S. Lau had no involvement in the application, and the flat co-owned by Mr Ben S.S. Lui and flats owned by his company had no direct view of the application sites, the Committee agreed that they could stay in the meeting.

[Messrs Paul Y.K. Au and Franklin Yu left the meeting at this point.]

#### Presentation and Question Sessions

22. With the aid of a PowerPoint presentation, Ms Erica S. M. Wong, STP/HK, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

23. In response to a Member's question on the interface between the application and the planned redevelopment of the Wah Fu Estate, Ms Erica S. M. Wong, STP/HK, said that the construction of the reception estates in Pok Fu Lam South and redevelopment of Wah Fu Estate would be conducted in phases. Existing tenants in Wah Fu Estate would be relocated to the reception sites starting from around 2027/28. The current planning application was for temporary car park use for five years until 2027, prior to commencement of the redevelopment of Wah Fu Estate.

[Mr Sunny C.W. Cheung joined the meeting during the presentation session.]

## Deliberation Session

24. The Chairman recapitulated that PlanD had no objection to the application on a temporary basis for five years which could better utilise the vacant car parking spaces.

25. 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 on a temporary basis for a period of five years up to 1.4.2027. The permission was subject to the following condition:

“Priority should be accorded to the respective residents of Wah Fu (I) Estate, Wah Fu (II) Estate and Yue Fai Court in the letting of the surplus vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.”

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

[The Chairman thanked Ms Erica S. M. Wong, STP/HK, for her attendance to answer Members’ enquiries. She left the meeting at this point.]

## **Agenda Item 10**

### Any Other Business

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