

TOWN PLANNING BOARD

Minutes of 708th Meeting of the Metro Planning Committee held at 9:00 a.m. on 25.11.2022

Present

Director of Planning
Mr Ivan M. K. Chung

Chairman

Mr Wilson Y.W. Fung

Vice-chairman

Mr Franklin Yu

Mr Stanley T.S. Choi

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Professor Jonathan W.C. Wong

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

Absent with Apologies

Ms Sandy H.Y. Wong

Mr Ricky W.Y. Yu

In Attendance

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

Chief Town Planner/Town Planning Board
Miss Josephine Y.M. Lo

Town Planner/Town Planning Board
Mr Timothy T.C. Kau

Agenda Item 1

Confirmation of the Draft Minutes of the 707th MPC Meeting held on 11.11.2022

[Open Meeting]

1. The draft minutes of the 707th MPC meeting held on 11.11.2022 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

Tsuen Wan and West Kowloon District

Agenda Item 3

[Open Meeting]

Proposed Amendments to the Approved Tsuen Wan West Outline Zoning Plan No. S/TWW/19

(MPC Paper No. 14/22)

3. The Secretary reported that the proposed Amendment Items B1 and B2 to the approved Tsuen Wan West Outline Zoning Plan No. S/TWW/19 (the OZP) were to take forward the decision of an agreed section 12A application (No. Y/TWW/7) submitted by Levenson Limited, which was a subsidiary of Sun Hung Kai Properties Limited (SHK). The following Members had declared interests on the item:

Ms Lilian S.K. Law - being an ex-Executive Director and committee member of The Boys' & Girls' Clubs Association of Hong Kong which had received sponsorship from SHK; and

Mr Franklin Yu - his spouse being an employee of SHK.

4. The Committee noted that the interest of Ms Lilian S.K. Law was indirect and agreed that she could stay in the meeting. As the interest of Mr Franklin Yu was direct, the Committee agreed that upon the arrival of Mr Yu, he could stay in the meeting but should refrain from discussion of the concerned amendment items.

Presentation and Question Sessions

5. The following representatives from the Planning Department (PlanD) were invited to the meeting at this point:

PlanD

Mr Derek P.K. Tse - District Planning Officer/Tsuen Wan and West Kowloon (DPO/TWK)

Mr Michael K.K. Cheung - Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK)

6. With the aid of a PowerPoint presentation, Mr Michael K.K. Cheung, STP/TWK, briefed Members on the background of the proposed amendments to the OZP, consultation conducted and departmental comments as detailed in the Paper. The proposed amendments were as follows:

- (a) Amendment Item A1 – to rezone a site to the west of Rhine Garden in Sham Tseng from “Government, Institution or Community” (“G/IC”) to “Residential (Group A) 5”, subject to maximum domestic and non-domestic GFA restrictions of 4,531m² and 988m² respectively, and a maximum BH restriction of 80mPD. A GFA of not less than 918m² shall be provided for Government, Institution and Community (GIC) facilities as required by the Government and may be exempted from GFA calculation;
- (b) Amendment Item A2 – to rezone a strip of land abutting Castle Peak Road from “G/IC” to an area shown as ‘Road’;
- (c) Amendment Item B1 – to rezone a site abutting the roundabout of Castle Peak Road – New Ting Kau from “Comprehensive Development Area (1)” (“CDA(1)”), “Green Belt” (“GB”) and an area shown as ‘Road’ to “Residential (Group B) 2” (“R(B)2”) subject to a maximum GFA restriction of 29,400m². No part of the structures of the development shall exceed 77mPD in height. A GFA of not less than 760m² shall be provided for GIC facilities as required by the Government and may be exempted from GFA calculation; and
- (d) Amendment Item B2 – to rezone the remaining area of “CDA(1)” zone to “GB” to tally with the concerned lot boundaries and zoning of the adjacent area.

[Mr Franklin Yu and Mr Stanley T.S. Choi joined the meeting during the presentation session.]

7. The Chairman remarked that the proposed amendments were to take forward two section 12A applications (No. Y/TWW/5 and No. Y/TWW/7) previously agreed by the Committee on 12.3.2021 and 2.6.2022 respectively. As the presentation by PlanD's representatives had been completed, the Chairman invited questions from Members.

8. Regarding Item B1, a Member asked if there would be any implication if the applicant decided not to convert the existing hotel for residential use after the OZP was amended. In response, Mr Derek P.K. Tse, DPO/TWK, said that even if the proposed private housing development was not pursued, the existing hotel use on Item B1 Site would still be permitted during its lifetime even if the site was rezoned to "R(B)2". If the existing hotel was redeveloped or converted to other use, the future use of the site should comply with the Notes under the extant OZP.

9. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved Tsuen Wan West OZP and that the draft Tsuen Wan West OZP No. S/TWW/19A at Attachment II (to be renumbered to S/TWW/20 upon exhibition) and its Notes at Attachment III of MPC Paper No. 14/22 were suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of MPC Paper No. 14/22 for the draft Tsuen Wan West OZP No. S/TWW/19A as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and the revised ES will be published together with the OZP.

10. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revision would be submitted for the Board's consideration.

[The Chairman thanked Mr Derek P.K. Tse, DPO/TWK, and Mr Michael K.K. Cheung, STP/TWK, for their attendance to answer Members' enquiries. They left the meeting at this point.]

Agenda Item 4

Section 16 Application

[Open Meeting]

A/TWW/124 Proposed House with Minor Relaxation of Plot Ratio and Building Height Restrictions in "Residential (Group C)" and "Village Type Development" Zones, Lot 162RP (Part) in D.D. 399 and Adjoining Government Land, Ting Kau, Tsuen Wan West, New Territories
(MPC Paper No. A/TWW/124)

11. The Committee noted that the applicant's representative requested on 10.11.2022 deferment of consideration of the application for two months so as to allow more time for preparing further information to address comments of concerned Government departments. It was the first time that the applicant requested deferment of the application.

12. 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.

Agenda Item 5

Section 16 Application

[Open Meeting]

A/KC/498 Proposed Temporary Shop and Service for a Period of 2 Years in
“Other Specified Uses” annotated “Business” Zone, Portion of Flat A4,
G/F, Block 1, Kingswin Industrial Building, 32-50 Lei Muk Road,
Kwai Chung, New Territories
(MPC Paper No. A/KC/498)

13. The Secretary reported that the application was withdrawn by the applicant.

Kowloon District

[Ms Jessie K.P. Kwan, Senior Town Planner/Kowloon (STP/K), and Ms Charlotte P.S. Ng, Town Planner/Kowloon (TP/K), were invited to the meeting at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K14/821 Proposed Shop and Services (Fast Food Counter) in “Other Specified
Uses” annotated “Business” Zone, Unit A2 (Part), G/F, Block I,
Camelpaint Building, 62 Hoi Yuen Road, Kwun Tong, Kowloon
(MPC Paper No. A/K14/821)

Presentation and Question Sessions

14. With the aid of a PowerPoint presentation, Ms Charlotte P.S. Ng, TP/K, 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 had no objection to the application.

15. Members had no question on the application.

Deliberation Session

16. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB), and no time clause on commencement is proposed as the ‘Shop and Services (Fast Food Counter)’ use under application was already in operation. The permission was subject to the following conditions :

- “(a) the submission and implementation of a proposal on the fire safety measures within six months from the date of approval to the satisfaction of the Director of Fire Services or of the TPB by 25.5.2023; and
- (b) if the above planning condition (a) 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.”

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

[The Chairman thanked Ms Jessie K.P. Kwan, STP/K, and Ms Charlotte P.S. Ng, TP/K, for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Agenda Item 7

Any Other Business

18. There being no other business, the meeting was closed at 9:20 a.m..