

## **TOWN PLANNING BOARD**

### **Minutes of 724<sup>th</sup> Meeting of the Metro Planning Committee held at 9:00 a.m. on 11.8.2023**

#### **Present**

Mr Wilson Y.W. Fung

Vice-chairman

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Professor Jonathan W.C. Wong

Professor Roger C.K. Chan

Mr Timothy K.W. Ma

Ms Bernadette W.S. Tsui

Assistant Commissioner/Urban, Transport Department

Mr Chow Bing Kay

Chief Engineer (Works), Home Affairs Department

Mr Paul Y.K. Au

Principal Environmental Protection Officer (Territory S),

Environmental Protection Department

Miss Queenie Y.C. Ng

Assistant Director/Regional 1,

Lands Department

Ms Trevina C.W. Kung

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

Secretary

**Absent with Apologies**

Director of Planning  
Mr Ivan M. K. Chung

Chairman

Ms Sandy H.Y. Wong

Mr Franklin Yu

Mr Stanley T.S. Choi

Mr Ricky W.Y. Yu

Mr Ben S.S. Lui

**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  
Mr Brian C.L. Chau

1. The Vice-chairman said that the Chairman had tendered an apology for being unable to attend the meeting, and he would take up the chair of the meeting.

**Agenda Item 1**

Confirmation of the Draft Minutes of the 723<sup>rd</sup> MPC Meeting held on 28.7.2023

[Open Meeting]

2. The draft minutes of the 723<sup>rd</sup> MPC meeting held on 28.7.2023 were confirmed without amendments.

**Agenda Item 2**

Matter Arising

[Open Meeting]

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

**Tsuen Wan and West Kowloon District**

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

**Agenda Item 3**

**Section 12A Application**

[Open Meeting]

Y/KC/16                      Application for Amendment to the Approved Kwai Chung Outline Zoning Plan No. S/KC/31, To rezone the Site from “Other Specified Uses” annotated “Container Terminal” to “Other Specified Uses” annotated “Container Terminal (1)” and to amend the Notes of the zone applicable to the Site, Hutchison Logistics Centre, 18 Container Port Road South, Kwai Chung, New Territories  
(MPC Paper No. Y/KC/16)

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4.                      The Secretary reported that the application site was located in Kwai Chung and Mr Stanley T.S. Choi had declared an interest on the item for being the supervisor of a primary school in Kwai Chung.

5.                      The Committee noted that the applicant had requested deferment of consideration of the application and Mr Stanley T.S. Choi had tendered an apology for not being able to attend the meeting.

6.                      The Committee noted that the applicant’s representative requested on 4.8.2023 deferment of consideration of the application for two months so as to allow more time to prepare further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

7.                      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 three 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 4**

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

[Open Meeting (Presentation and Question Sessions only)]

A/KC/502                      Proposed Minor Relaxation of Plot Ratio Restriction for Permitted 'Information Technology and Telecommunications Industries (Data Centre)' Use in "Industrial" Zone, Cargo Consolidation Complex, 43 Container Port Road, Kwai Chung, New Territories  
(MPC Paper No. A/KC/502)

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8.                      The Secretary reported that the application site (the Site) was located in Kwai Chung and Mr Stanley T.S. Choi had declared an interest on the item for being the supervisor of a primary school in Kwai Chung.

9.                      The Committee noted that Mr Stanley T.S. Choi had tendered an apology for not being able to attend the meeting.

##### **Presentation and Question Sessions**

10.                      With the aid of a PowerPoint presentation, Mr W.C. Lui, STP/TWK, briefed Members on the background of the application, the proposed 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.

11.                      Members had no question on the application.

Deliberation Session

12. The Vice-chairman remarked that the Site was the subject of a previously approved application submitted by another applicant for minor relaxation of plot ratio restriction for the same data centre use with a different layout.

13. A Member supported the application as the proposal would better utilise land resources noting that the upper floors of the subject building had already been used as data centre, and there would be no reduction in the provision of parking facilities for private car/light van after the conversion of the concerned floors.

14. 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 11.8.2027, 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 condition :

“ the design and provision of vehicular access and car parking and loading/unloading facilities for the subject building to the satisfaction of the Commissioner for Transport or of the TPB.”

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

[The Vice-chairman thanked Mr W.C. Lui, STP/TWK, for his attendance to answer Members' enquiries. He left the meeting at this point.]

**Agenda Item 5**

Any Other Business

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