

TOWN PLANNING BOARD

Minutes of 725th Meeting of the Metro Planning Committee

Participants

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/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
Mr Lawrance S.C. Chan

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

Secretary

1. The 725th Metro Planning Committee meeting was conducted by way of circulation of draft minutes and papers to all Members.

Agenda Item 1

Confirmation of the Draft Minutes of the 724th MPC Meeting held on 11.8.2023

2. The draft minutes of the 724th MPC meeting held on 11.8.2023 were confirmed on 24.8.2023 without amendments.

Tsuen Wan and West Kowloon District

Agenda Item 2

Section 12A Application

Y/TW/19 Application for Amendment to the Draft Tsuen Wan Outline Zoning Plan No. S/TW/36, To rezone the application site from “Green Belt” and “Village Type Development” to “Residential (Group B) 9” and amend the Notes of the zone applicable to the Site, Lot Nos. 1177 S.A RP, 1181 and 1205 in D.D. 453, Fu Yung Shan, Tsuen Wan

(MPC Paper No. Y/TW/19)

3. The application site (the Site) was located in Tsuen Wan and Mr Stanley T.S. Choi had declared an interest on the item for his spouse being a director of a company which owned properties in Tsuen Wan. As the properties owned by the company of Mr Choi’s spouse had no direct view of the Site, his interest was considered indirect.

4. On 10.8.2023, the applicants’ representative requested deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicants requested deferment of the application.

5. The Committee decided to defer a decision on the application as requested by the applicants pending the submission of further information from the applicants. 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 applicants. If the further information submitted by the applicants 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 applicants 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 3

Section 16 Application

A/K1/268 Proposed Minor Relaxation of Building Height Restriction from 45mPD to 59.62mPD for Permitted 'Educational Institution' Use in "Government, Institution or Community" Zone, Blocks U and W of the Hong Kong Polytechnic University Main Campus, Hung Hom, Kowloon

(MPC Paper No. A/K1/268)

6. The application was submitted by the Hong Kong Polytechnic University (PolyU) and the application site (the Site) was located in Hung Hom. The following Members had declared interests on the item:

Professor Roger C.K. Chan - being the Professor and Divisional Head, College of Professional and Continuing Education, PolyU; and

Mr Stanley T.S. Choi - owning a flat in Hung Hom.

7. The interest of Professor Chan was considered direct and he had not made any comment on the application. As the flat owned by Mr Choi had no direct view of the Site, his interest was considered indirect.

8. On 11.8.2023, the applicant's representative requested deferment of consideration of the application for two months so as to allow more time for preparation of further

information to address departmental comments. It was the first time that the applicant requested deferment of the application.

9. 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 4

Section 16 Application

A/TW-CLHFS/3 Proposed Temporary Shop and Services Use for a Period of 3 Years and Filling of Land for Proposed Footpath in "Green Belt" Zone, Lot 764(Part) in D.D. 433 and adjoining Government Land, Chuen Lung, Tsuen Wan
(MPC Paper No. A/TW-CLHFS/3)

10. On 14.8.2023, the applicant's representative requested deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

11. 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.

Kowloon District

Agenda Item 5

Section 16 Application

A/K15/130 Proposed Comprehensive Development (including Commenced Phases 1 and 2 Developments, and Proposed Remaining Phase Development for Residential, Hotel, Commercial uses and Pier (Landing Steps)) with Minor Relaxation of Plot Ratio Restriction in “Comprehensive Development Area” Zone, Various Lots and adjoining Government Land at Yau Tong Bay, Yau Tong, Kowloon
(MPC Paper No. A/K15/130)

12. Ove Arup & Partners Hong Kong Limited (ARUP) was the consultant of the applicant. Mr Franklin Yu had declared an interest on the item for having current business dealings with ARUP. As Mr Yu had no involvement in the application, his interest was considered indirect.

13. On 15.8.2023, the applicant’s representative requested deferment of consideration of the application for two months so as to allow more time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

14. 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.