

TOWN PLANNING BOARD

Minutes of 726th 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 Comr/Urban, Transport Department
Mr. Chow Bing Kay

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

Principal Environmental Protection Officer (Territory S) Atg.,
Environmental Protection Department
Mr Simon M.K. Ho

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

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

Secretary

1. The 726th Metro Planning Committee (MPC) 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 725th MPC Meeting

2. The draft minutes of the 725th MPC meeting conducted by way of circulation of papers to all Members were confirmed on 11.9.2023 without amendments.

Kowloon District

Agenda Item 2

Section 12A Application

Y/K15/6 Application for Amendment to the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/27, To rezone the application site from “Comprehensive Development Area” to “Commercial (1)” and to amend the Notes of the “Commercial” zone, 428 Cha Kwo Ling Road, Yau Tong Bay, Yau Tong, Kowloon
(MPC Paper No. Y/K15/6A)

3. Ove Arup & Partners Hong Kong Ltd. (ARUP) was one of the consultants of the applicant. Mr Franklin Yu had declared interest on this item for his firm having current business dealings with ARUP. As Mr Franklin Yu had no involvement in the application, his interest was considered indirect.
4. The Planning Department (PlanD) requested deferment of consideration of the application to the next MPC Meeting scheduled for 22.9.2023 due to ‘extreme conditions’ announcement by the Government on 8.9.2023.
5. 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

on 22.9.2023.

Tsuen Wan and West Kowloon District

Agenda Item 3

Section 16 Application

A/K5/859 Proposed Shop and Services in “Other Specified Uses” annotated
“Business (1)” Zone, Portion of Flat B, G/F, Ka Ming Court, 688
Castle Peak Road, Cheung Sha Wan, Kowloon

(MPC Paper No. A/K5/859)

6. The Planning Department (PlanD) requested deferment of consideration of the application to the next MPC Meeting scheduled for 22.9.2023 due to ‘extreme conditions’ announcement by the Government on 8.9.2023.

7. 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 on 22.9.2023.

Agenda Item 4

Section 16 Application

A/TW-CLHFS/4 Proposed Temporary Shop and Services for a Period of 3 Years in
“Agriculture” Zone, Lots 483RP, 484, 485RP(Part), 495 and 498RP in
D.D. 433 and adjoining Government Land, Chuen Lung, New
Territories

(MPC Paper No. A/TW-CLHFS/4)

8. On 24.8.2023, 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 5

Section 16 Application

A/TWW/128 Proposed Eating Place in "Residential (Group C)" Zone, House 117,
Ting Kau Village, Tsuen Wan, New Territories
(MPC Paper No. A/TWW/128)

10. The Planning Department (PlanD) requested deferment of consideration of the application to the next MPC Meeting scheduled for 22.9.2023 due to 'extreme conditions' announcement by the Government on 8.9.2023.

11. 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 on 22.9.2023.

Hong Kong District

Agenda Item 6

Section 16 Application

A/H24/32 Proposed Shop and Services (Travel Agency) in "Other Specified
Uses" annotated "Pier and Associated Facilities" Zone, Shop C, Lower
Deck, Central Pier No. 8, Hong Kong
(MPC Paper No. A/H24/32)

12. The Planning Department (PlanD) requested deferment of consideration of the application to the next MPC Meeting scheduled for 22.9.2023 due to ‘extreme conditions’ announcement by the Government on 8.9.2023.

13. 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 on 22.9.2023.

Kowloon District

Agenda Item 7

Section 16 Application

A/K13/328 Proposed Vehicle Repair Workshop in “Other Specified Uses” annotated “Business” Zone, 1/F, Sunshine Kowloon Bay Cargo Centre, 59 Tai Yip Street, Kowloon Bay, Kowloon
(MPC Paper No. A/K13/328)

14. The application site was located in Kowloon Bay. The following Members had declared interests on the item:

Professor Jonathan W.C. Wong - being an employee of the Hong Kong Baptist University (HKBU) which rented a property for campus use in Kowloon Bay; and

Ms Sandy H.Y. Wong - being a honorary court member of HKBU which rented a property for campus use and an independent non-executive director of MTR Corporation Limited which had a headquarter in Kowloon Bay.

15. The interests of Professor Jonathan W.C. Wong and Ms Sandy H.Y. Wong were considered indirect.

16. The Planning Department (PlanD) requested deferment of consideration of the application to the next MPC Meeting scheduled for 22.9.2023 due to ‘extreme conditions’ announcement by the Government on 8.9.2023.

17. 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 on 22.9.2023.

Agenda Item 8

Section 16 Application

A/K18/346 Proposed Religious Institution (Redevelopment of Bethel Bible Seminary with in-situ Preservation of Sun Hok Building) and Minor Relaxation of Building Height Restrictions in “Government, Institution or Community (12)” Zone, 45-47 Grampian Road (Part), Kowloon City, Kowloon
(MPC Paper No. A/K18/346)

18. The application site (the Site) was located in Kowloon Tong 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 Kowloon Tong. As the properties owned by the company of Mr Choi’s spouse had no direct view of the Site, his interest was considered indirect.

19. On 4.9.2023, 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.

20. 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.