

TOWN PLANNING BOARD

Minutes of 728th Meeting of the Metro Planning Committee held at 9:00 a.m. on 13.10.2023

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

Professor Roger C.K. Chan

Assistant Commissioner/Urban, Transport Department
Mr Horace W. Hong

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

Principal Environmental Protection Officer (Territory South),
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

Ms Lilian S.K. Law

Professor Jonathan W.C. Wong

Mr Ricky W.Y. Yu

Mr Ben S.S. Lui

Mr Timothy K.W. Ma

Professor Bernadette W.S. Tsui

In Attendance

Assistant Director of Planning/Board
Ms Caroline T.Y. Tang

Chief Town Planner/Town Planning Board
Ms Fannie F.L. Hung

Town Planner/Town Planning Board
Ms Charlotte O.C. Ko

Agenda Item 1

Confirmation of the Draft Minutes of the 727th MPC Meeting held on 22.9.2023

[Open Meeting]

1. The draft minutes of the 727th MPC meeting held on 22.9.2023 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

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

Kowloon District

[Mr Ernest C.M. Fung, Senior Town Planner/Kowloon (STP/K), and Ms Peggy P.C. Tsui, Town Planner/Kowloon (TP/K), were invited to the meeting at this point.]

Agenda Item 3

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K22/36 Office and Proposed Shop and Services (Retail Shop, Service Trades, Showroom (excluding motor-vehicle showroom)) in “Other Specified Uses” annotated “Pier(1)” Zone, Shop A to Shop I of Main Deck and Shop J of Upper Deck, Eastern Berth of Kwun Tong Ferry Pier, Kowloon
(MPC Paper No. A/K22/36)

Presentation and Question Sessions

3. With the aid of a PowerPoint presentation, Ms Peggy P.C. Tsui, 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.

4. The Chairman, the Vice-chairman and a Member raised the following questions:
- (a) whether the area of the application premises (the Premises) had used up the available floor area of the eastern berth of Kwun Tong Ferry Pier (the subject pier);
 - (b) noting that the Premises was subject to a Tenancy Agreement which was commenced on 1.7.2022 for a period of one year and thereafter quarterly, whether the Tenancy Agreement would be renewed quarterly automatically;
 - (c) noting that there were environmental-friendly facilities operated by the

non-governmental organisations (NGOs) at some other ferry piers, whether it was also possible for the subject pier to sublet the surplus space to NGOs for use such as promoting environmental-friendly facilities so as to better utilise the pier area; and

- (d) whether the subject pier provided ferry services between Kwun Tong and Sai Wan Ho.

5. In response, Mr Ernest C.M. Fung, STP/K, made the following main points:

- (a) the total floor area available in the subject pier had not been used up. The applicant only applied for using part of the pier area for office and proposed shop and services;
- (b) the Tenancy Agreement would be automatically renewed as long as the ferry services at the subject pier remained in operation;
- (c) the subject pier was under the purview of the Transport Department (TD) and currently leased out to the applicant for operation. Under the relevant Outline Zoning Plan, 'Government Use' and 'Institutional Use' were always permitted in the concerned "Other Specified Uses" annotated "Pier(1)" zone. Should NGOs or any government departments intend to use part of the subject pier, no planning permission was required. However, they needed to seek agreement from the Government Property Agency and TD for the proposed use; and
- (d) the subject pier provided ferry services between Kwun Tong and Sai Wan Ho.

[Messrs Franklin Yu and Paul Y.K. Au joined the meeting during the question and answer session.]

Deliberation Session

6. After deliberation, the Committee decided to approve the application, on the

terms of the application as submitted to the Town Planning Board. The permission should be valid until 13.10.2027, 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 approval condition stated in the Paper. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Chairman thanked PlanD's representatives for attending the meeting. They left the meeting at this point.]

Agenda Item 4

Any Other Business

[Open Meeting]

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