

**Minutes of 1246<sup>th</sup> Meeting of the  
Town Planning Board**

**Participants**

Mr Lincoln L.H. Huang

Vice-chairperson

Mr Wilson Y.W. Fung

Mr Stephen L.H. Liu

Dr Frankie W.C. Yeung

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Dr Lawrence W.C. Poon

Mr K.K. Cheung

Dr C.H. Hau

Mr Thomas O.S. Ho

Mr Alex T.H. Lai

Dr Lawrence K.C. Li

Professor T.S. Liu

Miss Winnie W.M. Ng

Ms Sandy H.Y. Wong

Mr Franklin Yu

Mr Stanley T.S. Choi

Mr L.T. Kwok

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Mr K.W. Leung

Professor John C.Y. Ng

Dr Jeanne C.Y. Ng

Professor Jonathan W.C. Wong

Mr Ricky W.Y. Yu

Dr Roger C.K. Chan

Dr Venus Y.H. Lun

Mr C.H. Tse

Dr Conrad T.C. Wong

Mr Y.S. Wong

Principal Assistant Secretary (Transport) 3  
Transport and Housing Bureau  
Mr Andy S.H. Lam

Chief Engineer (Works)  
Home Affairs Department  
Mr Gavin C.T. Tse

Assistant Director (Environmental Assessment)  
Environmental Protection Department  
Mr Terence S.W. Tsang

Director of Lands  
Mr Andrew C.W. Lai

Director of Planning  
Mr Ivan M.K. Chung

Deputy Director of Planning/District  
Miss Fiona S.Y. Lung

Secretary

**Absent with Apologies**

Permanent Secretary for Development  
(Planning and Lands)  
Ms Bernadette H.H. Linn

Chairperson

1. The 1246<sup>th</sup> Town Planning Board meeting was conducted by way of circulation of draft minutes and paper to all Members.

### **Agenda Item 1**

#### **Confirmation of Minutes of the 1242<sup>nd</sup> Meeting held on 30.4.2021**

2. The draft minutes of the 1242<sup>nd</sup> meeting held on 30.4.2021 were confirmed on 24.5.2021 upon incorporation of a Member's suggested revisions to paragraph 22.

### **Agenda Item 2**

#### **Confirmation of Minutes of the 1245<sup>th</sup> Meeting held on 7.5.2021**

3. The draft minutes of the 1245<sup>th</sup> meeting held on 7.5.2021 were confirmed without amendments on 24.5.2021.

## **Tsuen Wan and West Kowloon District**

### **Agenda Item 3**

Request for Deferment of Review of Application No. A/K20/133

Proposed Comprehensive Office, Commercial and Retail Development with Relaxation of Building Height Restriction in "Comprehensive Development Area (1)" Zone and an area shown as 'Road', The Site of the Guangzhou-Shenzhen-Hong Kong Express Rail Link West Kowloon Terminus at the Junction of Lin Cheung Road and Austin Road West, Kowloon (TPB Paper No. 10742)

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4. The application site was located within the topside development zone of the Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL) West Kowloon Station (WKS) operated by MTR Corporation Limited (MTRCL), and adjoining the West Kowloon Cultural

District (WKCD) operated by West Kowloon Cultural District Authority (WKCDA). The application was submitted by Century Opal Limited and Max Century (H.K.) Limited which were subsidiaries of Sun Hung Kai Properties Limited (SHK). Wong & Ouyang (HK) Limited (W&O), MVA Hong Kong Limited (MVA), AECOM Asia Co. Limited (AECOM) and Ove Arup & Partners Hong Kong Limited (ARUP) were four of the consultants of the applicants. The following Members had declared interests on the item:

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|-----------------------|---|--|
| Mr Thomas O.S. Ho     | - | having current business dealings with SHK, MVA, AECOM and ARUP, and past business dealings with MTRCL;                     |
| Mr Franklin Yu        | - | his spouse being an employee of SHK and his firm having current business dealings with W&O and ARUP;                       |
| Dr Conrad T.C. Wong   | - | having current business dealings with MTRCL and SHK;   |
| Mr K.K. Cheung        | - | his firm having current business dealings with MTRCL, SHK, W&O, and ARUP;  |
| Mr Alex T.H. Lai      | - | his former firm having business dealings with MTRCL, SHK, W&O, and ARUP;   |
| Dr C.H. Hau           | - | having past business dealings with AECOM;  |
| Miss Winnie W.M. Ng   | - | being a Director of the Kowloon Motor Bus Company (1933) Limited (KMB) and SHK was one of the shareholders of KMB;         |
| Mr Wilson Y.W. Fung   | - | being a board member of the WKCDA;   |
| Ms Sandy H.Y. Wong    | - | being a member of the WKCDA Audit Committee;   |
| Dr Frankie W.C. Yeung | - | being the chairman of the Xiqu Centre Advisory Panel;  |
| Mr Peter K.T. Yuen    | - | being a member of the Board of Governors of the Hong Kong Arts Centre which had collaboration with MTRCL on arts projects; |

- Ms Lilian S.K. Law - being an ex-Executive Director and committee member of The Boys' & Girls' Clubs Association of Hong Kong which received sponsorship from SHK before; and
- Mr Y.S. Wong - his spouse being a director of a company that owned a flat at Austin Road West.

5. The interests of Messrs Thomas O.S. Ho and Franklin Yu, Dr Conrad T.C. Wong and Miss Winnie W.M. Ng were considered direct. As the property related to Mr Y.S. Wong's spouse was located in proximity to the application site, his interest was also considered as direct. Members with direct interests had refrained from consideration of the item. As Messrs K.K. Cheung and Alex T.H. Lai had no involvement in the application, their interests and those of other Members as declared were considered indirect.

6. On 3.5.2021, the applicants' representative requested deferment of consideration of the review application for two months so as to allow sufficient time to review the comments of the Metro Planning Committee (MPC) and to prepare a revised scheme to address the design and technical aspects for submission. It was the first time that the applicant requested deferment of the review application.

7. As set out in the MPC Paper, the justifications for deferment met the criteria for deferment stated in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that more time was required for the applicants to prepare further information (FI) in response to comments of MPC and relevant government departments, the deferment period was not indefinite and the deferment would not affect the interests of other relevant parties.

8. The Board decided to defer a decision on the application as requested by the applicants pending the submission of FI. The Board agreed that the application should be submitted for its consideration within three months from the date of receipt of FI from the applicants. If the FI 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 Board's consideration. The Board also agreed to advise the applicants that two months were allowed

for preparation of the submission of the FI, and no further deferment would be granted unless under very special circumstances.