

**Minutes of 1266th Meeting of the
Town Planning Board**

Participants

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

Chairperson

Mr Lincoln L.H. Huang

Vice-chairperson

Mr Wilson Y.W. Fung

Mr Stephen L.H. Liu

Dr C.H. Hau

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

Professor Roger C.K. Chan

Dr Venus Y.H. Lun

Dr Conrad T.C. Wong

Mrs Vivian K.F. Cheung

Mr K.Y. Ho

Mr S.S. Lui

Mr K.W. Ma

Ms Bernadette Tsui

Mr K.L. Wong

Principal Assistant Secretary (Transport) 3
Transport and Housing Bureau
Miss Fiona W.S. Li

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

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
Mr C.K. Yip

Secretary

1. The 1266th Town Planning Board meeting was conducted by way of circulation of papers to all Members.

Agenda Item 1

Confirmation of Minutes of the 1265th Meeting held on 11.3.2022

2. The draft minutes of the 1265th meeting held on 11.3.2022 were confirmed on 28.3.2022 without amendments.

Tuen Mun & Yuen Long West District

Agenda Item 2

Request for Deferment of Review of Application No. A/YL-LFS/411

Temporary Warehouse for Storage of Construction Materials for a Period of 3 Years and Filling of Land in “Green Belt” Zone, Lots 579 RP, 580, 581, 582, 583, 584 (Part) and 590 in D.D. 129 and Adjoining Government Land, Lau Fau Shan, Yuen Long, New Territories
(TPB Paper No. 10820)

3. On 8.3.2022, the applicant’s representative requested deferment of consideration of the review application for two months to allow more time for preparation of further information (FI) to address departmental comments. It was the first time that the applicant requested deferment of the review application.
4. As set out in the TPB Paper No. 10820, 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. 33A) in that the deferment would allow the applicant to prepare FI to support the review application.
5. The Board agreed to defer a decision on the review application as requested by the

applicant pending the submission of FI. The Board agreed that the review application should be submitted for its consideration within three months from the date of receipt of FI from the applicant. If the FI submitted by the applicant was not substantial and could be processed within a shorter time, the review application could be submitted to an earlier meeting for the Board's consideration. The Board also agreed to advise the applicant that two months were allowed for preparation of the submission of FI, and no further deferment would be granted unless under very special circumstances.

Agenda Item 3

Information Note and Hearing Arrangement for Consideration of Representations and Comment on the Draft Yau Ma Tei Outline Zoning Plan No. S/K2/23
(TPB Paper No. 10817)

6. The following Members had declared interests on the items for owning properties or having affiliation with project in the Yau Ma Tei area; and having affiliation with the Institute of Future Cities of the Chinese University of Hong Kong (IOFC, CUHK) which was the Planning Department (PlanD)'s consultant of the updated Air Ventilation Assessment in respect of the subject Yau Ma Tei Outline Zoning Plan (OZP):

Mr Andrew C.W. Lai - owning/co-owning with spouse properties in Yau
(*as Director of Lands*) Tsim Mong District;

Mr Stanley T.S. Choi - his spouse being a director of a company which owned
properties in YMT;

Dr Conrad T.C. Wong - being a director of a company which owned properties
in YMT;

Professor John C.Y. Ng - being the Fellow of IOFC, CUHK and

Mr S.S. Lui - his former employee conducted the District Study for

Yau Ma Tei and Mong Kok, which covered the planning area of the Yau Ma Tei OZP.

7. As the item was procedural in nature, all Members who had declared interests could participate in the consideration of the item.

8. As set out in the TPB Paper No. 10817, on 15.10.2021, the draft Yau Ma Tei OZP No. S/K2/23 was exhibited for public inspection under section 7 of the Town Planning Ordinance (the Ordinance). During the two-month exhibition period, a total of three representations were received. The representations were subsequently published for three weeks and one comment was received.

9. Since the representations/comment received on the OZP were of similar nature, the hearing of all representations and comment was recommended to be considered by the full Town Planning Board (the Board) collectively in one group. To ensure efficiency of the hearing, a maximum of 10 minutes presentation time would be allotted to each representer/commenter in the hearing session. Consideration of the representations and comment by the full Board was tentatively scheduled for May 2022.

10. The Board agreed that:

- (a) the representations and comment should be considered collectively in one group by the Board; and
- (b) a 10-minute presentation time would be allotted to each representer/commenter.

Agenda Item 4

Information Note and Hearing Arrangement for Consideration of Representations and Comment on the Draft Stanley Outline Zoning Plan No. S/H19/15
(TPB Paper No. 10819)

11. The amendment item was for a private housing site in Stanley and was supported by a Traffic Impact Assessment conducted by the Highways Department (HyD). Dr Conrad T.C. Wong had declared interest on the item for having current business dealings with HyD. As the item was procedural in nature, Dr Wong could participate in the consideration of the item.

12. As set out in the TPB Paper No. 10819, on 19.11.2021, the draft Stanley OZP No. S/H19/15 was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the two-month exhibition period, a total of 15 representations were received. The representations were subsequently published for three weeks and one comment was received.

13. Since the representations/comment received on the OZP were of similar nature, the hearing of all representations and comment was recommended to be considered by the full Town Planning Board (the Board) collectively in one group. To ensure efficiency of the hearing, a maximum of 10 minutes presentation time would be allotted to each representer/commenter in the hearing session. Consideration of the representations and comment by the full Board was tentatively scheduled for June/July 2022.

14. The Board agreed that:

- (c) the representations and comment should be considered collectively in one group by the Board; and
- (d) a 10-minute presentation time would be allotted to each representer/commenter.

Agenda Item 5

Application to the Chief Executive under Section 8(2) of the Town Planning Ordinance for Extension of Time Limit for Submission of the Draft Tsing Yi Outline Zoning Plan No. S/TY/31 to the Chief Executive in Council for Approval

(TPB Paper No. 10818)

15. The amendment item involved a public housing development to be implemented by the Hong Kong Housing Authority (HKHA) and the Housing Department (HD) was the executive arm of HKHA. The Engineering Feasibility Study (EFS) for the aforesaid amendment item was conducted by the Civil Engineering and Development Department (CEDD). Representations and comments had been submitted by the Conservancy Association (CA) (R89/C2), the Hong Kong Bird Watching Society (HKBWS) (R90) and World Wide Fund For Nature Hong Kong (WWF-HK) (R93). The following Members had declared interests on the items for having affiliation/business dealings with HKHA and/or the representers/commenter:

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| Mr Andrew C.W. Lai
<i>(as Director of Lands)</i> | - being a Member of HKHA; |
| Mr Paul Y.K. Au
<i>(as Chief Engineer
(Works), Home Affairs
Department)</i> | - being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and Subsidized Housing Committee of HKHA; |
| Dr C.H. Hau | - conducting contract research projects with CEDD, being a member of HKBWS and a life member of CA and his spouse being the Vice Chairman of the Board of Directors of CA, and a former member of the Conservation Advisory Committee of WWF-HK; |
| Dr Conrad T.C. Wong | - having current business dealings with HKHA; |
| Mr K.W. Leung | - being a member of the executive board of HKBWS and the chairman of the Crested Bulbul Club Committee of HKBWS; |
| Mr Franklin Yu | - being a member of the Building Committee and |

Tender Committee of HKHA;

- Mr L.T. Kwok - his serving organisation operating a social service team which was supported by HKHA and had openly bid funding from HKHA;
- Mr Daniel K.S. Lau - being a member of the HKHS which had discussed with HD on housing development issues; and
- Mrs Vivian K.F. Cheung - owning properties in Tsing Yi.

16. As the item was procedural in nature, the Members who had declared interests could participate in the consideration of the item.

17. As set out in the TPB Paper No. 10818, on 2.7.2021, the draft Tsing Yi Outline Zoning Plan No. S/TY/31 (the draft OZP) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). During the two-month exhibition period, a total of 5,277 valid representations were received. Upon publication of the representations, 1,627 valid comments were received. According to the statutory time limit, the draft OZP should be submitted to the Chief Executive in Council for approval on or before 2.6.2022. Consideration of the representations and comments by the full Board under section 6B of the Ordinance was originally scheduled for 8.4.2022. Due to the latest local epidemic situation, the hearing of the representations and comments had been rescheduled to 16.5.2022. There was a need to seek the Chief Executive (CE)'s agreement for an extension of the statutory time limit for six months (i.e. to 2.12.2022) to allow sufficient time to complete the plan-making process.

18. The Board agreed that the CE's agreement should be sought under section 8(2) of the Ordinance to extend the time limit for submission of the draft OZP to the CE in C for a period of six months from 2.6.2022 to 2.12.2022.