

**Minutes of 1285th Meeting of the
Town Planning Board**

Participants

Permanent Secretary for Development
(Planning and Lands)
Ms Doris P.L. Ho

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

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 Vincent K.Y. Ho

Mr Ben S.S. Lui

Mr Timothy K.W. Ma

Ms Bernadette W.S. Tsui

Mr K.L. Wong

Principal Assistant Secretary (Transport and Logistics) 3

Transport and Logistics 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 1285th Town Planning Board meeting was conducted by way of circulation of paper to all Members.

Agenda Item 1

Confirmation of Minutes of the 1284th Meeting held on 4.11.2022

2. The draft minutes of the 1284th meeting held on 4.11.2022 were confirmed on 16.11.2022 without amendments.

Agenda Item 2

Matters Arising

Hearing Arrangement for Consideration of Representations and Comments on Draft Wan Chai Outline Zoning Plan No. S/H5/30

3. The item was to seek Members' agreement on the hearing arrangement for consideration of representations and comments on the draft Wan Chai Outline Zoning Plan (draft OZP) No. S/H5/30.
4. Some amendment items on the draft OZP involved the incorporation of two completed developments of the Urban Renewal Authority (URA) Development Scheme Plans (DSPs) into the draft OZP, and another amendment involved a s.12A planning application and AECOM Asia Co. Limited (AECOM) was one of the consultants of the applicant. The following Members had declared interests on the items:

Mr Ivan M.K. Chung - being a non-executive director of the URA Board
(as Director of Planning) and a member of its Committee;

- Mr Andrew C.W. Lai
(*as Director of Lands*) - being a non-executive director of the URA Board and a member of its Committee;
- Mr Lincoln L.H. Huang
(*Vice-Chairperson*) - being a former Deputy Chairman of Appeal Board Panel of URA;
- Dr Conrad T.C. Wong - having current business dealings with URA;
- Mr Ben S.S. Lui - being a former Executive Director of URA;
- Mr Ricky W.Y. Yu - being a director of the Board of Urban Renewal Fund, and a director and chief executive officer of Light Be (Social Realty) Co. Ltd. which was a licensed user of a few URA's residential units in Sheung Wan;
- Mr Wilson Y.W. Fung - being a former director of the Board of the Urban Renewal Fund;
- Ms Lilian S.K. Law - being a former director of the Board of the Urban Renewal Fund, a member of the Hong Kong Housing Society (HKHS) which currently had discussion with URA on housing development issues, and her spouse serving an honorary post at Ruttonjee Hospital;
- Mr Daniel K.S. Lau - being a member of HKHS which currently had discussion with URA on housing development issues;
- Mr K.L. Wong - being a member and an ex-employee of HKHS which currently had discussion with URA on housing development issues;

- Mr Timothy K.W. Ma - being a member of Land, Rehousing and Compensation Committee of URA, a director of Board of Urban Renewal Fund, and a member of the Supervisory Board of HKHS which currently has discussion with URA on housing development issues;
- Mr L.T. Kwok - his former serving organisation had received sponsorship from URA;
- Mr Vincent K.Y. Ho - having current business dealings with AECOM;
- Dr C.H. Hau - having past business dealings with AECOM; and
- Miss Winnie W.M. Ng - her company owning an office in Wan Chai.

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

6. On 17.6.2022, the draft OZP involving mainly the rezoning of Nam Koo Terrace site for proposed residential-cum-preservation project and incorporation of six completed developments under two URA's DSPs and three Land Development Corporation's DSP into the OZP was exhibited for public inspection under section 5 of the Town Planning Ordinance. During the two-month exhibition period, a total of two valid representations were received. The valid representations were subsequently published for three weeks and a total of 6 valid comments were received.

7. Since the representations and comments received on the OZP were of similar nature, the hearing of all representations and comments 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 comments by the full Board was tentatively scheduled for January 2023.

8. The Board agreed to the hearing arrangement in paragraph 7 above.

Sai Kung and Islands District

Agenda Item 3

Request for Deferment of Review of Application No. A/I-TCTC/61

Proposed House (New Territories Exempted House - Small House) in “Green Belt” Zone, Lot 2567 in D.D. 3 TC, Ha Ling Pei Village, Tung Chung, Lantau Island
(TPB Paper No. 10871)

9. On 26.10.2022, 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 second time that the applicant requested deferment of the review application.

10. As set out in the TPB Paper No. 10871, the justifications for deferment met the criteria set out 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 more time was required by the applicant to prepare FI to address departmental comments, the deferment period was not indefinite and the deferment would not affect the rights or interests of other relevant parties.

11. The Board agreed to defer a decision on the review application as requested by the applicant pending the submission of FI from the applicant. 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. Since it was the second deferment and a total of four months had been allowed for preparation of the submission of FI,

no further deferment would be granted unless under very special circumstances and supported with strong justifications.