

**Minutes of 1331st Meeting of the
Town Planning Board held on 7.2.2025**

Present

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

Chairperson

Mr Stephen L.H. Liu

Vice-chairperson

Ms Sandy H.Y. Wong

Mr Daniel K.S. Lau

Mr Stanley T.S. Choi

Mr K.W. Leung

Professor Jonathan W.C. Wong

Mr Ricky W.Y. Yu

Professor Roger C.K. Chan

Mr Vincent K.Y. Ho

Mr Ben S.S. Lui

Mr Timothy K.W. Ma

Ms Kelly Y.S. Chan

Dr C.M. Cheng

Dr Tony C.M. Ip

Professor B.S. Tang

Mr Simon Y.S. Wong

Mr Derrick S.M. Yip

Director of Lands
Mr Maurice K.W. Loo

Assistant Director (Environmental Assessment)
Environmental Protection Department
Mr Gary C.W. Tam

Chief Engineer/Traffic Survey & Support
Transport Department
Mr W.H. Poon

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

Director of Planning
Mr Ivan M.K. Chung

Deputy Director of Planning/District
Ms Donna Y.P. Tam

Secretary

Absent with Apologies

Dr Venus Y.H. Lun

Professor Bernadette W.S. Tsui

Mr Daniel K.W. Chung

Mr Ryan M.K. Ip

Mr Rocky L.K. Poon

Professor Simon K.L. Wong

In Attendance

Assistant Director of Planning/Board

Ms Caroline T.Y. Tang

Chief Town Planner/Town Planning Board

Ms Katy C.W. Fung

Senior Town Planner/Town Planning Board

Ms Katherine H.Y. Wong

Agenda Item 1

[Open Meeting]

Confirmation of Minutes of the 1329th (8, 9 & 17.1.2025) and 1330th (17.1.2025) Meetings

[The item was conducted in Cantonese.]

1. The draft minutes of the 1329th and 1330th meetings were confirmed without amendment.

Agenda Item 2

[Open Meeting]

Matters Arising

[The item was conducted in Cantonese.]

(i) Approval of Draft Outline Zoning Plans

2. The Secretary reported that on 14.1.2025, the Chief Executive in Council approved the draft Tin Shui Wai Outline Zoning Plan (OZP) (renumbered as S/TSW/18) and the draft Discovery Bay OZP (renumbered as S/I-DB/6) under section 9(1)(a) of the Town Planning Ordinance. The approval of the OZPs was notified in the Gazette on 24.1.2025.

(ii) Hearing Arrangement for Consideration of Representations on Draft Outline Zoning Plan

3. The Secretary reported that the item was to seek Members' agreement on the hearing arrangement for consideration of representations in respect of the draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/40.

4. The Secretary briefly introduced that on 1.11.2024, the draft Tuen Mun OZP was exhibited for public inspection under section 5 of the Town Planning Ordinance. During the 2-month exhibition period, 69 valid representations were received. In view of the similar nature of the representations, the hearing of the representations was recommended to be

considered by the full Town Planning Board (the full Board) collectively in one group. To ensure efficiency of the hearing, a maximum of 10 minutes presentation time would be allotted to each representer in the hearing session. Consideration of the representations by the full Board was tentatively scheduled for March 2025.

5. The Board agreed to the hearing arrangement in paragraph 4 above.

[Mr Stanley T.S. Choi joined the meeting at this point.]

Hong Kong District

Agenda Item 3

[Open Meeting]

Review of Application No. A/H10/97

Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted ‘Flat’ Use in “Residential (Group C) 7” Zone, The Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong

(TPB Paper No. 10995)

[The item was conducted in Cantonese.]

6. The Secretary reported that the application site was located at Pok Fu Lam, and the following Members had declared interests on the item:

- | | |
|--|---|
| Mr Stephen L.H. Liu
(<i>Vice-chairperson</i>) | - co-owning with spouse properties in Pok Fu Lam; |
| Mr Ben S.S. Lui | - co-owning with spouse a property in Pok Fu Lam, his spouse owning a car parking space in Pok Fu Lam, and he and his spouse being directors of a company owning properties and car parking spaces in Pok Fu Lam; and |

Professor Jonathan W.C.]
Wong] having close relative living in Pok Fu Lam.
Professor Bernadette W.S.]
Tsui]

7. Members noted that Professor Bernadette W.S. Tsui had tendered an apology for being unable to attend the meeting. As the properties of Mr Stephen L.H. Liu, the residence of Professor Jonathan W.C. Wong's relative, and the properties of Mr Ben S.S. Lui, his spouse and their company had no direct view of the application site, Members agreed that they could stay in the meeting.

8. After deliberation, the Town Planning Board decided to defer a decision, being the first deferment, on the application for 2 months as requested by the applicant pending the submission of further information, as recommended in the Paper.

Agenda Item 4

[Open Meeting]

Any Other Business

[The item was conducted in Cantonese.]

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