

## **TOWN PLANNING BOARD**

### **Minutes of 561<sup>st</sup> Meeting of the Metro Planning Committee held at 9:00 a.m. on 15.7.2016**

#### **Present**

Director of Planning  
Mr K.K. Ling

Chairman

Mr Lincoln L.H. Huang

Vice-chairman

Dr Wilton W.T. Fok

Mr Sunny L.K. Ho

Mr Dominic K.K. Lam

Mr Patrick H.T. Lau

Mr Stephen H.B. Yau

Dr Lawrence W.C. Poon

Mr K.K. Cheung

Mr Wilson Y.W. Fung

Mr Thomas O.S. Ho

Professor T.S. Liu

Ms Sandy H.Y. Wong

Mr Franklin Yu

Assistant Commissioner for Transport (Urban),  
Transport Department  
Mr W.L. Tang

Chief Engineer (Works), Home Affairs Department  
Mr Martin W.C. Kwan

Assistant Director (Environmental Assessment),  
Environmental Protection Department  
Mr K.F. Tang

Assistant Director (R1), Lands Department  
Mr Simon S.W. Wang

Deputy Director of Planning/District  
Mr Raymond K.W. Lee

Secretary

**Absent with Apologies**

Mr Frankie W.C. Yeung

Mr T.Y. Ip

**In Attendance**

Assistant Director of Planning/Board  
Miss Fiona S.Y. Lung

Chief Town Planner/Town Planning Board  
Mr Louis K.H. Kau

Assistant Town Planner/Town Planning Board  
Mr Harris K.C. Liu

**Agenda Item 1**

**Confirmation of the Draft Minutes of the 560<sup>th</sup> MPC Meeting held on 24.6.2016**

[Open Meeting]

1. The Secretary reported that Mr Franklin Yu had proposed amendments to paragraphs 31 and 43 (pages 17 and 22 respectively) of the draft minutes of the 560<sup>th</sup> MPC meeting held on 24.6.2016. The revised paragraphs were set out below.

“ 31. The Secretary reported that Urbis Limited (Urbis) and AECOM Asia Company Limited (AECOM) were two of the consultants of the applicants. The following Members had declared interests in the item:

....

Mr Franklin Yu - having ~~current~~ *past* business dealings with Urbis and ~~past business dealings with~~ AECOM.”

“ 43. The Secretary reported that Albert So Surveyors Limited (ASL) and Urbis Limited (Urbis) were two of the consultants of the applicants. The following Members had declared interests in the item:

....

Mr Franklin Yu - having ~~current~~ *past* business dealings with Urbis.”

2. The Committee agreed that the minutes of 560<sup>th</sup> MPC meeting held on 24.6.2016 were confirmed subject to the incorporation of the above amendments.

**Agenda Item 2**

**Matters Arising**

[Open Meeting]

- (i) Amendments to the Confirmed Minutes of the 554<sup>th</sup> MPC Meeting held on 18.3.2016
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3. The Secretary reported that on 18.3.2016, the Committee decided to approve with conditions a section 16 planning application No. A/K7/111. The minutes were confirmed at the meeting on 8.4.2016 and sent to the applicant on the same date.

4. Subsequently, an error was found in the list of consultants and declaration of interests in Agenda Item 17. The proposed amendments to the minutes were sent to Members on 8.7.2016. The Committee agreed that paragraph 116 of the minutes of 554<sup>th</sup> MPC meeting held on 18.3.2016 should be amended in the following manners:

“ 116. .... Kenneth To & Associates Limited (KTA), ADI Limited, MVA Hong Kong Limited (MVA), Ramboll Environ Hong Kong Limited (Environ), and AECOM Consulting Services Limited (AECOM) ~~and Ove Arup & Partners Hong Kong Limited (ARUP)~~ were ~~six~~five of the consultants of the applicant. The following Members had declared interest in the item:

....

Mr Patrick H.T. Lau - having current business dealings with KTA, MVA, ~~and~~ AECOM ~~and~~ **ARUP**;

....

Professor P.P. Ho - having current business dealings with AECOM ~~and~~ **ARUP**; and

Mr Dominic K.K. Lam - having past business dealings with KTA, ADI, MVA, Environ, ~~and~~ AECOM ~~and~~ **ARUP**.”

[Miss Michelle M.S. Yuen, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), was invited to the meeting.]

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

#### **Agenda Item 3**

##### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/K1/254                      Proposed      Commercial      Bathhouse/Massage      Establishment      in  
"Commercial (3)" zone, 2<sup>nd</sup> Basement (Part), Auto Plaza, 65 Mody Road,  
Tsim Sha Tsui, Kowloon  
(MPC Paper No. A/K1/254)

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##### **Presentation and Question Sessions**

5.                      With the aid of a PowerPoint presentation, Miss Michelle M.S. Yuen, STP/TWK, presented the application and covered the following aspects as detailed in the Paper:

- (a)      background to the application;
- (b)      the proposed commercial bathhouse/massage establishment;
- (c)      departmental comments – departmental comments were set out in the paragraph 10 of the Paper.      Concerned departments had no objection to or no adverse comment on the application;
- (d)      during the first three weeks of the statutory public inspection period, one public comment was received from the Chairman of Yau Tsim Mong East Area Committee, who supported the application; and
- (e)      the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 12 of the Paper.      The proposed commercial bathhouse/massage establishment complied with

the criteria set out in the Town Planning Board Guidelines No. 14B for ‘Application for Commercial Bathhouse and Massage Establishment under Section 16 of the Town Planning Ordinance’ in that it was located in a predominantly commercial neighbourhood of Tsim Sha Tsui East, not within a residential neighbourhood and not incompatible with the uses within the same building. Concerned departments, including the Director of Fire Services and the Director of Buildings, had no in-principle objection to the application and no adverse public comment was received.

6. In response to a Member’s enquiry, Miss Michelle M.S. Yuen, STP/TWK, said that the premises under application was not used as car parking spaces and approval of the application would not affect the provision of car parking spaces of the subject building.

#### Deliberation Session

7. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 15.7.2020, 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 following condition:

“ the provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the TPB.”

8. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix VI of the Paper.

[The Chairman thanked Miss Michelle M.S. Yuen, STP/TWK, for her attendance to answer Members’ enquiries. She left the meeting at this point.]

[Ms Fannie F.L. Hung, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), was invited to the meeting at this point.]

[Dr Lawrence W.C. Poon left the meeting temporarily at this point.]

**Agenda Item 4**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/KC/438                      Temporary 'Public Vehicle Park (excluding Container Vehicle)' (Surplus Car Parking Spaces Only) and Minor Relaxation of Non-domestic Plot Ratio of "Residential (Group A)" zone (from 0.22 to 0.24) for a Period of 3 Years in "Open Space", "Other Specified Uses" annotated "Petrol Filling Station", "Residential (Group A) 2", "Residential (Group A)" and "Residential (Group E)" zones and area shown as 'Road', Kwai Chung Estate, Kwai Chung, New Territories  
(MPC Paper No. A/KC/438)

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9.                      The Secretary reported that the application was submitted by the Hong Kong Housing Authority (HKHA). The following Members had declared interests in the item:

Mr K.K. Ling                      - being a member of the Strategic Planning  
(the Chairman)                      Committee (SPC) and the Building Committee of  
*as the Director of Planning*                      HKHA;

Mr Martin W.C. Kwan                      - being an alternate member for the Director of  
*as the Chief Engineer (Works)*                      Home Affairs who was a member of the SPC and  
*of Home Affairs Department*                      Subsidised Housing Committee of HKHA;

Dr Lawrence W.C. Poon                      - his spouse working in the Housing Department,  
which was the executive arm of HKHA, but had no  
involvement in the planning application and  
management work of the subject estate;

Mr Patrick H.T. Lau                      }  
Mr Thomas O.S. Ho                      }                      having current business dealings with HKHA; and

Mr Dominic K.K. Lam  
Mr Franklin Yu

} having past business dealings with HKHA.

10. The Committee noted that Dr Lawrence W.C. Poon had left the meeting temporarily. The Committee agreed that as the interests of the Chairman, Mr Martin W.C. Kwan, Mr Patrick H.T. Lau and Mr Thomas O.S. Ho were direct, they should be invited to leave the meeting temporarily for the item. Since the interests of Mr Dominic K.K. Lam and Mr Franklin Yu were indirect, the Committee agreed that they could stay in the meeting. The Vice-chairman took over the chairmanship of the meeting at this point.

[The Chairman, Mr Martin W.C. Kwan, Mr Patrick H.T. Lau and Mr Thomas O.S. Ho left the meeting temporarily at this point.]

#### Presentation and Question Sessions

11. With the aid of a PowerPoint presentation, Ms Fannie F.L. Hung, STP/TWK, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the temporary ‘public vehicle park (excluding container vehicle)’ (surplus car parking spaces only) and minor relaxation of non-domestic plot ratio (PR) restriction (from 0.22 to 0.24) for a period of 3 years;
- (c) departmental comments – departmental comments were set out in paragraph 8 of the Paper. Concerned departments had no objection to or no adverse comment on the application;
- (d) during the first three weeks of the statutory publication period, six public comments were received from members of Kwai Tsing District Council (K&TDC) and individuals. Five public comments, including three members of K&TDC, supported the application for the reason of easing the demand for parking spaces. The remaining public comment objected to



the application on the grounds that the excess car parking spaces could be redesigned for the provision of community services; and

- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 10 of the Paper. The site was the subject of three previous applications for the same use approved by the Committee from 2007 to 2013. There was no material change in planning circumstances of the surrounding area since the last approval. The proposal did not involve new development or redevelopment of the application premises and would not generate additional traffic flow or worsen the environmental conditions in the area. Letting of the surplus parking spaces to non-residents would help utilise resources more efficiently. Concerned departments had no objection to or no adverse comment on the application. With regard to the public concern on better use of the excess car parking spaces for the provision of community services, a relevant advisory clause was recommended.

12. A Member asked whether the car parking spaces under application was already in existence and why there was a slight increase in non-domestic PR. In response, Ms Fannie F.L. Hung, STP/TWK, said that the Kwai Chung Estate was completed in 2003 which was before the imposition of PR restrictions on the Outline Zoning Plan (OZP). The Estate had an existing domestic and non-domestic PRs of 5.07 and 0.22 respectively, which exceeded the stipulated PR restriction of the OZP. As existing car parking spaces let to non-residents would be gross floor area (GFA) accountable, the resultant total non-domestic GFA would exceed the existing non-domestic PR of 0.22 and hence application for minor relaxation of non-domestic PR restriction was required.

13. Another Member asked whether the minor relaxation of non-domestic PR was sought in the previous approved application. In response, Ms Hung said that the application site of the previous application No. A/KC/398, with the inclusion of Kwai Fuk Court and a school site, was larger than that of the current application. As such, minor relaxation of non-domestic PR was not required in the previous application.

14. In response to the Vice-chairman's question on the need for minor relaxation of

PR restriction having regard to the maximum PR of 9.5 for a composite building, Ms Hung said that the maximum PR for a composite building on the OZP would be determined by the composite formula. As the existing PR had already exceeded the stipulated PR restriction on the OZP, minor relaxation of the non-domestic PR for the proposed development would be required.

#### Deliberation Session

15. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years from 15.7.2016 to 15.7.2019, on the terms of the application as submitted to the Town Planning Board and subject to the following condition:

“ Priority should be accorded to the residents of Kwai Chung Estate in the letting of the surplus vehicle parking spaces and the proposed number of parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.”

16. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper.

[The Vice-chairman thanked Ms. Fannie F.L. Hung, STP/TWK, for her attendance to answer Members' enquiries. She left the meeting at this point.]

[The Chairman, Mr Martin W.C. Kwan, Mr Patrick H.T. Lau, Mr Thomas O.S. Ho and Dr Lawrence W.C. Poon returned to join the meeting at this point.]

**Agenda Item 5**

**Section 16 Application**

[Open Meeting]

A/TY/130                      Renewal of Planning Approval for Proposed Temporary 'Concrete Batching Plant' Use for a Period of 5 Years in "Other Specified Uses" annotated "Boatyard and Marine-oriented Industrial Uses" zone, Tsing Yi Town Lot 102 (Part), 98 Tam Kon Shan Road, Tsing Yi, New Territories (MPC Paper No. A/TY/130)

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17.            The Secretary reported that the application was submitted by Hong Kong Ferry (Holdings) Company Limited, which was a subsidiary of Henderson Land Development Company Limited (HLD) and Mott MacDonald Hong Kong Limited (Mott) was one of the consultants of the applicant.    The following Members had declared interests in the item:

- |                     |  |
|---------------------|--|
| Mr Patrick H.T. Lau | - having current business dealings with HLD;   |
| Dr Wilton W.T. Fok  | - being an employee of the University of Hong Kong which had received a donation from a family member of the Chairman of HLD before; |
| Mr Wilson Y.W. Fung | - being a Director of the Hong Kong Business Accountants Association (HKBAA) which had obtained sponsorship from HLD before;         |
| Mr Franklin Yu      | - having past business dealings with HLD and Mott; and   |
| Mr Dominic K.K. Lam | - having past business dealings with Mott.   |

18.            Mr Thomas O.S. Ho also declared an interest in the item in that his company had involvement in concrete batching business, but he had no involvement in the application.

19.            The Committee agreed that as the interest of Mr Patrick H.T. Lau was direct, he

could stay in the meeting but should refrain from participating in the discussion. Since the interests of Dr Wilton W.T. Fok, Mr Wilson Y.W. Fung and Mr Thomas O.S. Ho were indirect and Mr Franklin Yu and Mr Dominic K.K. Lam had no involvement in the application, the Committee agreed that they could stay in the meeting.

20. The Committee noted that the applicant requested on 28.6.2016 for deferment of the consideration of the application for two months in order to allow time for preparation of further information to address the comments from government departments. It was the applicant's fourth request for deferment.

21. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of the further information. Since it was the fourth deferment of the application and a total of eight months had been allowed, it was the last deferment and no further deferment would be granted.

## **Agenda Item 6**

### **Section 16 Application**

[Open Meeting]

A/TWW/110 Proposed House Development at Plot Ratio of 0.75 in "Residential (Group C)" zone, Lots No. 210, 212, 213, 214, 215 RP, 215 S.A, 230, 231 RP, 234, 235 and 427 in D.D. 399 and Adjoining Government Land, Ting Kau, Tsuen Wan, New Territories  
(MPC Paper No. A/TWW/110A)

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22. The Secretary reported that LLA Consultancy Limited (LLA) was one of the consultants of the applicant. Mr Patrick H.T. Lau had declared interest in the item as he had current business dealings with LLA. Since Mr Lau had no involvement in the application,

the Committee agreed that he could stay in the meeting.

23. The Committee noted that the applicant requested on 27.6.2016 for deferment of the consideration of the application for two months in order to allow time for preparation of further information to address the comments from government departments. It was the applicant's second request for deferment.

24. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of the further information. Since it was the second deferment of the application and a total of four months had been allowed for preparation of submission of further information, no further deferment would be granted unless under very special circumstances.

[Ms Ginger K.Y. Kiang, District Planning Officer/Hong Kong (DPO/HK) and Ms Irene W.S. Lai, Senior Town Planner/Hong Kong (STP/HK) were invited to the meeting at this point.]

### **Hong Kong District**

#### **Agenda Item 7**

[Open Meeting]

Proposed Amendments to the Approved North Point Outline Zoning Plan No. S/H8/24  
(MPC Paper No. 9/16)

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25. The Secretary reported that the proposed amendments mainly involve rezoning a site for a proposed subsidised housing development by the Housing Department (HD), which was the executive arm of the Hong Kong Housing Authority (HKHA). The following

Members had declared interests in the item:

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|--|--|
| Mr K.K. Ling<br>(the Chairman)<br><i>as the Director of Planning</i>                       | - being a member of the Strategic Planning Committee (SPC) and the Building Committee of HKHA;                                     |
| Mr Martin W.C. Kwan<br><i>as the Chief Engineer (Works)<br/>of Home Affairs Department</i> | - being an alternate member for the Director of Home Affairs who was a member of the SPC and Subsidised Housing Committee of HKHA; |
| Dr Lawrence W.C. Poon  | - his spouse working in HD, which was an executive arm of HKHA, but had no involvement in the subject matter;                      |
| Mr Thomas O.S. Ho  | - having current business dealings with HKHA and owning a flat in North Point area;  |
| Mr Patrick H.T. Lau  | - having current business dealings with HKHA;  |
| Mr Dominic K.K. Lam  | } having past business dealings with HKHA;   |
| Mr Franklin Yu   |  |
| Mr Stephen H.B. Yau  | - owning a flat in North Point area;   |
| Dr Wilton W.T. Fok   | - co-owning with his spouse a flat in North Point area; and  |
| Mr T.Y. Ip   | - his spouse owning a flat in North Point area.  |

26. The Committee noted that Mr T.Y. Ip had tendered apologies for being unable to attend the meeting. As the properties of Mr Thomas O.S. Ho, Mr Stephen H.B. Yau and Dr Wilton W.T. Fok did not have a direct view of the subject site, the Committee agreed that they could stay in the meeting. According to the procedure and practice adopted by the

Town Planning Board, as the proposed development in relation to HKHA was a subject of amendment to the Outline Zoning Plan (OZP) proposed by the Planning Department (PlanD), the interests of Members in relation to HKHA on the item only needed to be recorded and they could stay in the meeting.

27. With the aid of a PowerPoint presentation, Ms Irene W.S. Lai, STP/HK, presented the proposed amendments as detailed in the Paper and covered the following main points:

Proposed Amendment Shown on the Plan

- (a) Item A – to rezone a site at the junction of Java Road, Tin Chiu Street and Marble Street from “Government, Institution or Community” (“G/IC”) to “Residential (Group A)” (“R(A)”) zone with stipulation of a maximum building height (BH) of 110 mPD;

The Site and Its Surroundings

- (b) the site was currently occupied by the Tin Chiu Street Playground (TCSP) which contained a 5-a-side soccer pitch and a basketball court. It was located in a neighbourhood mixed with residential and commercial developments; Government, institution or community (GIC) facilities and open spaces;
- (c) to the immediate west of the site was the North Point Welfare Association, which was also zoned “G/IC”. Area to the southwest mainly comprised residential, commercial or composite developments. To the east across Tin Chiu Street and to the south across Marble Street were several GIC facilities. To the northeast, southeast and further northeast of the site were Tin Chiu Street Children’s Playground, King’s Road Playground and the Drainage Services Department (DSD)’s temporary works area respectively;

Proposed Public Housing Development

- (d) the site was about 0.12ha and HD proposed to develop one block of 34-storey residential tower including a one-storey podium with a domestic plot ratio (PR) of about 10 and a maximum BH not exceeding 110mPD. It was estimated that the proposed development would provide about 240 flats with an estimated population of about 630. The proposed development was target to complete in 2022;

#### Technical Aspects

- (e) the proposed development located in a neighbourhood mixed with residential and commercial developments was compatible with the surrounding land uses. The proposed BH restriction of 110mPD generally followed the stepped BH profile from the waterfront towards the inland. Based on the photomontages provided by HD, the proposed development would be comparable in scale and height to the surrounding developments and would not affect the views to ridgelines or Victoria Harbour. Although views from close range would inevitably result in some loss of visual permeability, the visual effect on medium range and long range was considered negligible. The Chief Town Planner/Urban Design and Landscape (CTP/UD&L), PlanD had no comment on the visual appraisal;
- (f) there was neither designated GIC use nor request from the relevant departments for taking up the site for standalone GIC facilities. TCSP would be reprovisioned at the DSD's temporary works area with upgraded facilities. Existing TCSP would continue until new playground was open for public use. As for the provision of open space, the shortfall in local open space of 4.49ha could be offset by the surplus in district open space of 10.15ha, resulting in a net surplus in open space provision of 5.66 ha. The Leisure and Cultural Services Department (LCSD) and other relevant departments had no objection to or no adverse comment on the rezoning proposal;
- (g) the proposed development would not disturb major prevailing winds as it was governed by the surrounding built environment. To alleviate the



potential air ventilation impact on the surroundings, corner splay design with 2m setback and ground floor empty bay at the eastern side were proposed. CTP/UD&L, PlanD advised that with the above measures, significant adverse air ventilation impact was not anticipated. The above measures would be incorporated in the planning brief of the development for implementation;

- (h) other concerned departments had no objection to or no adverse comments on the rezoning proposal from traffic, environmental, sewerage, water supply planning and landscape points of view;

#### Other Proposed Amendments to the Plan or Notes of the OZP

- (i) to update the proposed railway reserve for the Shatin to Central Link currently shown on the OZP for information;
- (j) to incorporate 'Art Studio (excluding those involving direct provision of services or goods)' as a Column 1 use in Schedule II of the "Residential (Group E)" ("R(E)") zone;
- (k) to clarify or add exemption clause on the maximum gross floor area/PR in the remarks for "Comprehensive Development Area" ("CDA"), "CDA(2)", "CDA(3)", "Commercial/Residential(1)" ("C/R(1)") to "C/R(3)", "R(A)1 to "R(A)3", "R(B)" and "R(C)" zones for caretaker's quarters and recreational facilities; and

#### Consultation with Eastern District Council (EDC)

- (l) on 19.4.2016, HD, LCSD and PlanD consulted the Planning, Works and Housing Committee (PWHC) of EDC on the proposed housing development, reprovisioning of TCSP and the proposed OZP amendments. Members of PWHC generally supported increasing the housing supply to meet the community demand for housing, but were concerned on the selling price of the subsidised sale flats, traffic issues, proposed BH

restriction, environmental impact, provision of recreational open space facilities and requested compensation of another soccer pitch, which had been converted to the ICAC headquarters. Apart from the selling price of the subsidised sale flats, which was not a land use consideration, other concerned issues had been addressed above.

#### *Open Spaces Requirements and Visual Impact Assessment*

28. With reference to Attachment VI of the Paper, a Member asked for clarification on the assessment on the district and local open space requirements in relation to the planned population and whether photomontage had been taken from King's Road in assessing the visual impact of the proposed development. In response, Ms Ginger K.Y. Kiang, DPO/HK, said that the planned population of about 181,300 comprised usual residents, mobile residents and transients and the open space requirements were assessed based on the usual and mobile residents only. As for the visual impact assessment, only public viewing points were selected. Since buildings to the south of the site along King's Road were under private ownership, no viewing point was selected from that direction.

#### *Alternative Options*

29. A Member enquired on the feasibility of combining the site and the adjoining GIC site currently occupied by the North Point Welfare Association for development. In response, Ms Kiang said that as the adjoining GIC site was under private ownership, there was no plan to combine the two sites for development.

30. Another Member considered that the site was too small for a public housing development and asked whether the DSD's temporary works area could be used for the proposed development instead. In response, Ms Kiang said that the DSD's temporary works area, together with the Tin Chiu Street Children's Playground, was intended for a more comprehensive open space development which would form part of a continuous promenade along the northern shore of Hong Kong Island. In response to the Chairman's question, Ms Kiang said that DSD's temporary works area was subject to a number of site constraints including being in close proximity to the North Point Vehicular Ferry Pier which was for dangerous goods transportation and could not be easily relocated, the presence of

underground drainage facilities and more stringent BH restriction. As such, it was considered not suitable for residential development.

31. The same Member further asked whether the site should be used for private residential development instead of public housing development, given its small site area. In response, the Chairman said that Members should focus on whether the proposed “R(A)” zone was appropriate for the site.

#### *Local Cultural Activities*

32. A Member asked whether the North Point Welfare Association would use the site for holding local cultural activities. In response, Ms Kiang said that the services provided by the North Point Welfare Association were confined within its own building. The same Member said that it had become increasingly difficult to identify suitable open space in urban area for holding traditional cultural activities such as performing Chinese operas during the Yu Lan Ghost Festival and asked if the site was a venue for such traditional cultural activities. In response, Ms. Kiang said that no such activity was held at the site in the past few years.

33. After deliberation, the Committee decided to:

- (a) agree to the proposed amendments to the approved North Point OZP as mentioned in paragraphs 5 and 6 of the Paper and that the draft North Point OZP No. S/H8/24A at Attachment II of the Paper (to be renumbered to S/H8/25 upon exhibition) and its Notes at Attachment III of the Paper are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft North Point OZP No. S/H8/24A as an expression of the planning intentions and objectives of the TPB for the various land use zonings of the OZP and the revised ES is suitable for publication together with the OZP.

[The Chairman thanked Ms. Ginger K. Y. Kiang, DPO/HK and Ms Irene W.S. Lai, STP/HK for their attendance to answer Members’ enquires. They left the meeting at this point.]

**Agenda Item 8**

**Section 16 Application**

[Open Meeting]

A/H3/428                      Proposed Hotel in "Residential (Group A) 8" zone, 15-19 Third Street,  
Sai Ying Pun, Hong Kong  
(MPC Paper No. A/H3/428A)

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34.            The Secretary reported that Lanbase Surveyors Limited (Lanbase) and Andrew Lee King Fun & Associates Architects Limited (ALKF) were the two consultants of the applicant. The following Members had declared interests in the item:

Mr Patrick H.T. Lau                      - having current business dealings with Lanbase;

Mr Dominic K.K. Lam                      - having past business dealings with Lanbase; and

Mr Franklin Yu                              - having past business dealings with ALKF.

35.            Since Mr Patrick H.T. Lau, Mr Dominic K.K. Lam and Mr Franklin Yu had no involvement in the application, the Committee agreed that they could stay in the meeting.

36.            The Committee noted that the applicant requested on 21.6.2016 for deferment of the consideration of the application for two months in order to allow time for preparation of further information to respond to comments from the Transport Department. It was the applicant's second request for deferment.

37.            After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of the further

information. Since it was the second deferment of the application and a total of four months had been allowed for preparation of submission of further information, no further deferment would be granted unless under very special circumstances.

### **Kowloon District**

#### **Agenda Item 9**

##### **Section 16 Application**

[Open Meeting]

A/K18/322                      Proposed Religious Institution (Redevelopment of Bible Seminary with In-situ Preservation of Sun Hok Building) in "Government, Institution or Community (12)" zone, 45 - 47 Grampian Road, Kowloon City, Kowloon  
(MPC Paper No. A/K18/322)

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38.            The Secretary reported that Ho Tin & Associates Consulting Engineers Limited (HACEL) was one of the consultants of the applicant. The following Members had declared interests in the item:

Mr Patrick H.T. Lau                      - having current business dealings with HACEL; and

Dr Lawrence W.C. Poon                      - living in Kowloon Tong area.

39.            Since Mr Patrick H.T. Lau had no involvement in the application and Dr Lawrence W.C. Poon's residence did not have a direct view of the site, the Committee agreed that they could stay in the meeting.

40.            The Committee noted that the applicant requested on 27.6.2016 for deferment of the consideration of the application for two months in order to allow time for resolving the issues raised in the departmental comments. It was the applicant's first request for deferment.

41.            After deliberation, the Committee decided to defer a decision on the application

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

**Agenda Item 10**

Any Other Business

42. There being no other business, the meeting closed at 10:05 a.m..