

TOWN PLANNING BOARD

**Minutes of 745th Meeting of the
Metro Planning Committee held at 9:00 a.m. on 5.7.2024**

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Ms Sandy H.Y. Wong

Vice-chairperson

Mr Ricky W.Y. Yu

Mr Ben S.S. Lui

Professor Bernadette W.S. Tsui

Ms Kelly Y.S. Chan

Professor Simon K.L. Wong

Mr Derrick S.M. Yip

Assistant Commissioner/Urban,
Transport Department
Mr B.K. Chow

Chief Engineer (Works),
Home Affairs Department
Ms Fancy L.M. Cheung

Principal Environmental Protection Officer (Territory South),
Environmental Protection Department
Miss Queenie Y.C. Ng

Assistant Director/Regional 1,
Lands Department
Ms Catherine W.S. Pang

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

Secretary

Absent with Apologies

Mr Stanley T.S. Choi

Professor Jonathan W.C. Wong

Professor Roger C.K. Chan

Dr Tony C.M. Ip

In Attendance

Assistant Director of Planning/Board
Ms Caroline T.Y. Tang

Chief Town Planner/Town Planning Board
Mr Rico W.K. Tsang

Town Planner/Town Planning Board
Mr Jimmy C.H. Lee

Agenda Item 1

Confirmation of the Draft Minutes of the 744th MPC Meeting

[Open Meeting]

1. The draft minutes of the 744th MPC meeting conducted by way of circulation of papers to all Members were confirmed without amendment.

Agenda Item 2

Matter Arising

[Open Meeting]

2. The Secretary reported that there were no matters arising.

Deferral Case

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. The Committee noted that there was one case requesting the Town Planning Board to defer consideration of the application. Details of the request for deferral were in **Annex**.

Deliberation Session

4. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending submission of further information, as recommended in the Paper.

Tsuen Wan and West Kowloon District

[Mr Michael K.K. Cheung, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), was invited to the meeting at this point.]

Agenda Item 3

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/TW/541 Renewal of Planning Approval for Temporary Information Technology and Telecommunications Industries (Data Centre) for a Period of 3 Years in “Comprehensive Development Area (3)” Zone, 1/F (Portion) and 3/F, 1 Wang Wo Tsai Street, Tsuen Wan, New Territories
(MPC Paper No. A/TW/541)

5. The Secretary reported that the application site (the Site) was located in Tsuen Wan. The following Members had declared interests on the item:

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

Professor Simon K.L. Wong - his company owning a property in Tsuen Wan.

6. The Committee noted that Mr Stanley T.S. Choi had tendered an apology for being unable to attend the meeting. As the property owned by Professor Simon K.L. Wong’s company had no direct view of the Site, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

7. With the aid of a PowerPoint presentation, Mr Michael K.K. Cheung, STP/TWK, briefed Members on the background of the application, the applied use, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department (PlanD) had no objection to the application.

8. Members had no question on the application.

Deliberation Session

9. After deliberation, the Committee decided to approve the application on a temporary basis for a period of 3 years and be renewed from 18.7.2024 until 17.7.2027, on the terms of the application as submitted to the Town Planning Board. The Committee also agreed to advise the applicant to note the advisory clauses as set out in the appendix of the Paper.

[The Chairman thanked PlanD's representative for attending the meeting. He left the meeting at this point.]

Agenda Item 5

Any Other Business

[Open Meeting]

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

**Minutes of 745th Metro Planning Committee
(held on 5.7.2024)**

Deferral Case

Request for Deferment by Applicant for Two Months

Item No.	Application No.*	Times of Deferment
4	A/K10/273	2 nd [^]
Note: <i>[^] The 2nd Deferment was the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.</i>		

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/MPC/Agenda/745_mpc_agenda.html for details of the planning application.