

**Minutes of 1158th Meeting of the
Town Planning Board held on 10.5.2018**

Present

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

Chairperson

Professor S.C. Wong

Vice-Chairperson

Mr Sunny L.K. Ho

Mr Stephen H.B. Yau

Mr David Y.T. Lui

Mr Peter K.T. Yuen

Dr Lawrence W.C. Poon

Mr Wilson Y.W. Fung

Mr Thomas O.S. Ho

Professor T.S. Liu

Assistant Director (Environmental Assessment)
Environmental Protection Department
Mr C.F. Wong

Assistant Director (Regional 1)
Lands Department
Mr Simon S.W. Wang

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

Director of Planning
Mr Raymond K.W. Lee

Deputy Director of Planning/District
Ms Jacinta K.C. Woo

Secretary

Absent with Apologies

Mr Lincoln L.H. Huang

Mr H.W. Cheung

Mr Ivan C.S. Fu

Dr F.C. Chan

Dr Frankie W.C. Yeung

Mr Philip S.L. Kan

Mr K.K. Cheung

Dr C.H. Hau

Mr Alex T.H. Lai

Dr Lawrence K.C. Li

Mr Stephen L.H. Liu

Miss Winnie W.M. Ng

Ms Sandy H.Y. Wong

Mr Franklin Yu

Chief Traffic Engineer (New Territories East)
Transport Department
Mr Ricky W.K. Ho

Note : The following Members newly appointed to the Town Planning Board with effect from 1 April 2018 were not invited to this meeting as the hearing sessions took place before their appointment :

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

In Attendance

Assistant Director of Planning/Board

Ms April K.Y. Kun

Chief Town Planner/Town Planning Board

Mr Kepler S.Y. Yuen

Senior Town Planner/Town Planning Board

Mr T.C. Cheng

Kowloon District

Agenda Item 1

[Open Meeting]

Confirmation of Minutes of the 1158th Meeting held on 20.4.2018 and 8.5.2018

[The item was conducted in Cantonese.]

1. The Secretary reported that the draft minutes of the 1158th meeting on deliberation sessions held on 20.4.2018 and 8.5.2018 were sent to Members before the meeting. Amendments on the draft minutes of meeting held on 20.4.2018 proposed by some Members had been incorporated and the Secretariat had not received any proposed amendment to the draft minutes of meeting held on 8.5.2018.
2. The minutes were confirmed without amendments.

Procedural Matters

Agenda Item 2

[Open Meeting]

Submission of the Draft Kai Tak Outline Zoning Plan No. S/K22/5A under Section 8 of the Town Planning Ordinance to the Chief Executive in Council for Approval
(TPB Paper No. 10424)

[The item was conducted in Cantonese.]

3. The Secretary reported that the draft Kai Tak Outline Zoning Plan (OZP) No. S/K22/5 mainly involved the optimization of the development potential of residential/commercial sites in the North Apron and Runway areas of the ex-airport site, rezoning of suitable sites for residential, commercial, Government, institution or community (GIC) and open space uses, and incorporation of the latest development proposals for the area. The proposed amendments included the rezoning of sites for proposed public housing developments by the Housing Department (HD), which was the executive arm of

the Hong Kong Housing Authority (HKHA). The consultants of the Review Study of Kai Tak Development (the Review) included AECOM Asia Co. Limited (AECOM), Urbis Limited (Urbis) and Leigh & Orange Limited (L&O). One of the representation sites was related to a proposed campus development by the Vocational Training Council (VTC). The following Members had declared interests on the item for being acquainted/having affiliations/business dealings with HKHA, the consultants of the Review, the representers and commenters or their representatives including Kerry Group (Kerry), the parent company of Kerry DG Warehouse (Kowloon Bay) Limited (R11) and its representative, Llewelyn Davis Hong Kong Limited (LD); CK Hutchison Holdings Limited (CKH), the parent company of Goodwell-Fortune Property Services Limited (C309); Sandy Bay Rugby Football Club of the University of Hong Kong (HKU) (C152); Mr Paul Zimmerman of Designing Hong Kong Limited (C258); Ms Mary Mulvihill (C260 and C433); Masterplan Limited, representatives of Hong Kong Water Sports Council (R3); Hong Kong Rugby Union (R13); and VTC (R1/C263) and its consultants, Ove Arup Partners Hong Kong Limited (Arup) :

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| Mr Raymond K.W. Lee (as Director of Planning) | - | being a member of the Strategic Planning Committee (SPC) and Building Committee of HKHA |
| Mr Martin W.C. Kwan (as Chief Engineer (Works), Home Affairs Department) | - | being a representative of the Director of Home Affairs who was a member of SPC and the Subsidised Housing Committee of HKHA; and personally having past teaching work in the member institute of VTC |
| Mr Ivan C.S. Fu | - | having current business dealings with CKH, AECOM, Urbis, Masterplan Limited, VTC and Arup, and past business dealings with HKHA; and being a council member of Construction Industry Council (CIC) |

- Dr C.H. Hau

 - having current business dealings with HKHA and AECOM and being an employee of the University of Hong Kong (HKU)

- Mr Stephen L.H. Liu

 - having past business dealings with HKHA, CKH and LD; and having past teaching work in the member institute of VTC

- Mr K.K. Cheung

 - his firm having current business dealings with CKH, Kerry, HKHA, HKU, Arup and CIC, and hiring Mary Mulvihill on a contract basis from time to time

- Mr Alex T.H. Lai

 - his firm having current business dealings with CKH, Kerry, HKHA and HKU, Arup and CIC, and hiring Mary Mulvihill on a contract basis from time to time; and having past teaching work in the member institute of VTC

- Mr Thomas O.S. Ho

 - having current business dealings with HKHA and past business dealings with AECOM; his company having current business dealings with Urbis; personally knowing Mr Paul Zimmerman; and being the Chairman of the Board of the Construction Innovation and Technology Application Centre of CIC

- Professor S.C. Wong
(*Vice-chairperson*)
- being the consultant of AECOM, an employee of HKU, an adjunct Professor of the Technological and Higher Education Institute (THEi) which was a member institute of VTC, but the appointment was honorary and courtesy in nature, a council member of CIC and convenor of the Objections Board of CIC, and having current business dealings with Arup
- Mr Franklin Yu
- having past business dealings with HKHA, AECOM and Urbis; and being the Director of a firm having current business dealings with VTC, a member of Construction Workers Registration Board (CWRB) of CIC, and having past business dealings with Arup
- Dr Lawrence W.C. Poon
- his spouse being an employee of the Housing Department but not involved in planning work and ex-employee of Kerry; and having past teaching work in the member institute of VTC
- Mr Wilson Y.W. Fung
- being the Chairman of the Accounting Advisory Board of School of Business, HKU, and a former member of the Accountancy Training Board of VTC
- Miss Winnie W.M. Ng
- an ex-Council member of VTC

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| Mr H.W. Cheung | - | being the Chairman of the Zero Carbon Building of CIC and past executive director of CIC |
| Mr Lincoln L.H. Huang | - | being a member of the Royal Hong Kong Yacht Club (RHKYC) |
| Ms Jacinta K.C. Woo (Secretary) | - | being a member of RHKYC; and her spouse being a director of the P&T Architects and Engineers Limited, which was consultant of VTC, but not involved in the project |

4. Members noted that Mr H.W. Cheung, Mr Ivan C.S. Fu, Dr C.H. Hau, Mr K.K. Cheung, Mr Alex T.H. Lai, Mr Stephen L.H. Liu, Miss Winnie W.M. Ng, Mr Lincoln L.H. Huang and Mr Franklin Yu had tendered apologies for not being able to attend the meeting. As the item was procedural in nature, Members agreed that the rest of the Members who had declared interests in the item could stay in the meeting.

5. The Secretary briefly introduced the Paper. On 17.2.2017, the draft Kai Tak OZP No. S/K22/5 (the draft OZP) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). A total of 12,154 representations and 1,428 comments were received. After giving consideration to the representations and comments under section 6B(1) of the Ordinance on 6.12.2017, 7.12.2017, 11.12.2017, 14.12.2017, 3.1.2018, 4.1.2018, 10.1.2018, 11.1.2018, 20.4.2018 and 8.5.2018, the Board decided not to propose any amendment to the draft OZP to meet the adverse representations, and noted the supportive views and comments of the remaining representations.

6. Since the representation consideration process had been completed, the draft OZP was ready for submission to the Chief Executive in Council (CE in C) for approval.

7. After deliberation, the Board:

- (a) agreed that the draft Kai Tak OZP No. S/K22/5A and its Notes at Annexes I and II of the Paper respectively were suitable for submission under section 8 of the Ordinance to the CE in C for approval;
- (b) endorsed the updated Explanatory Statement (ES) for the draft Kai Tak OZP No. S/K22/5A at Annex III of the Paper as an expression of the planning intention and objectives of the Board for the various land-use zonings on the draft OZP and issued under the name of the Board; and
- (c) agreed that the updated ES was suitable for submission to the CE in C together with the draft OZP.

Agenda Item 3

[Open Meeting]

Any Other Business

[The item was conducted in Cantonese.]

8. There being no other business, the meeting was closed at 9:05 a.m.