

**Minutes of 1210th Meeting of the
Town Planning Board held on 11.10.2019**

Present

Permanent Secretary for Development
(Planning and Lands)

Ms Bernadette H.H. Linn

Chairperson

Professor S.C. Wong

Mr H.W. Cheung

Mr Ivan C.S. Fu

Mr Stephen H.B. Yau

Dr F.C. Chan

Dr Frankie W.C. Yeung

Mr Peter K.T. Yuen

Mr Philip S.L. Kan

Dr Lawrence W.C. Poon

Mr K.K. Cheung

Mr Wilson Y.W. Fung

Dr C.H. Hau

Professor T.S. Liu

Miss Winnie W.M. Ng

Ms Sandy H.Y. Wong

Vice-chairperson

Mr Franklin Yu

Mr L.T. Kwok

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Mr K.W. Leung

Dr Jeanne C.Y. Ng

Mr Ricky W.Y. Yu

Principal Assistant Secretary (Transport) 3,
Transport and Housing Bureau
Mr Andy S.H. Lam

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

Deputy Director of Environmental Protection (1)
Environmental Protection Department
Mr Elvis W.K. Au

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

Director of Planning
Mr Raymond K.W. Lee

Deputy Director of Planning/District
Ms Lily Y.M. Yam

Secretary

Absent with Apologies

Mr Lincoln L.H. Huang

Mr Sunny L.K. Ho

Mr David Y.T. Lui

Mr Thomas O.S. Ho

Mr Alex T.H. Lai

Dr Lawrence K.C. Li

Mr Stephen L.H. Liu

Mr Stanley T.S. Choi

Professor John C.Y. Ng

Professor Jonathan W.C. Wong

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

Ms W.H. Ho

Agenda Item 1

[Open Meeting]

Confirmation of Minutes of the 1209th Meeting held on 27.9.2019

[The item was conducted in Cantonese.]

1. The Secretary reported that the draft minutes of the 1209th meeting held on 27.9.2019 were sent to Members on 11.10.2019 and tabled at the meeting. Subject to no proposed amendments by Members on or before 14.10.2019, the minutes would be confirmed without amendments.

[Post-meeting Note: As at 14.10.2019, no proposed amendments to the draft minutes were received.]

Agenda Item 2

[Open Meeting]

Matters Arising

[The item was conducted in Cantonese.]

2. The Secretary reported that there was no matter arising.

Sha Tin, Tai Po & North District

Agenda Item 3

[Open Meeting]

Request for Deferment of Review of Application No. A/NE-KLH/562

Proposed House (New Territories Exempted House - Small House) in “Green Belt” and “Village Type Development” Zones, Lot 981 S.D in D.D. 9, Nam Wa Po, Tai Po

(TPB Paper No. 10582)

[The item was conducted in Cantonese.]

3. The Secretary reported that on 3.10.2019, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the review application for two months to allow time for preparation of further information (FI) in support of the review application. It was the first time that the applicant requested deferment of the review hearing.

4. Members noted that the justifications for deferment met the criteria for deferment as 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. 33) in that the applicant needed more time to prepare FI in support of the review application, the deferment period was not indefinite and the deferment would not affect the interests of other relevant parties.

5. After deliberation, the Board agreed to defer a decision on the review application for two months as requested by the applicant, and the review application would be submitted to the Board for consideration within three months upon receipt of the FI from the applicant. If the FI 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 Board's consideration. The Board also agreed to advise the applicant that the Board had allowed two months for preparation of submission of FI, and no further deferment would be granted unless under very special circumstances.

Procedural Matters

Agenda Item 4

[Open Meeting]

Information Note and Hearing Arrangement for Consideration of Representation and Comment on the Draft Wang Tau Hom and Tung Tau Outline Zoning Plan No. S/K8/22 (TPB Paper No. 10583)

[The item was conducted in Cantonese.]

6. The Secretary reported that one of the proposed amendment items on the Draft Wang Tau Hom and Tung Tau Outline Zoning Plan No. S/K8/22 (the draft OZP) was to facilitate the proposed public housing redevelopment by the Housing Department (HD), which was the executive arm of the Hong Kong Housing Authority (HKHA). One of the consultants for the proposed public housing redevelopment was Ove Arup & Partners Hong Kong Limited (ARUP). The following Members had declared interests on the item, for being associated/having business dealings with HD, HKHA and ARUP, or affiliated with Mary Mulvihill (R1/C1):

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| Mr Paul Y.K. Au (as Chief Engineer (Works), Home Affairs Department) | - being an alternate member for the Director of Home Affairs who being a member of the Strategic Planning Committee and the Subsidized Housing Committee of HKHA |
| Mr Franklin Yu | - being a member of the Building Committee of HKHA and having past business dealings with ARUP |
| Mr Thomas O.S. Ho | - having current business dealings with HKHA and ARUP |
| Mr Ivan C.S. Fu | - having current business dealings with ARUP and past business dealings with HKHA |
| Professor S.C. Wong (Vice-chairperson) | - having current business dealings with ARUP |
| Mr Alex T.H. Lai Mr K.K. Cheung |] their firm having current business dealings with HKHA and ARUP, and hiring Ms Mary Mulvihill on a contract basis from time to time |
| Dr Lawrence W.C. Poon | - his spouse being an employee of HD but not involved in planning work |

- Mr Stephen L.H. Liu - having past business dealings with HKHA
- Mr Daniel K.S. Lau - being an ex-Director (Development and Marketing) of Hong Kong Housing Society, which was in discussion with HD on housing development issues

7. As the item was procedural in nature, Members agreed that the above Members who had declared interests could stay in the meeting. Members noted that Mr Thomas O.S. Ho, Mr Alex T.H. Lai and Mr Stephen L.H. Liu had tendered apologies for not being able to attend the meeting.

8. The Secretary briefly introduced the TPB Paper No. 10583 (the Paper). On 24.5.2019, the draft OZP was exhibited for public inspection under section 5 of the Town Planning Ordinance. One representation and one comment were received.

9. The representation (R1) was submitted by an individual expressing concerns on the potential visual, air ventilation and traffic impacts of the proposed public housing redevelopment. The comment on representation was submitted by R1 and expressed the view that the redevelopment proposal could be improved.

10. Since the representation and comment were submitted by the same individual and were related to the same item, the hearing of representation and comment was suggested to be considered in one group collectively by the Town Planning Board (the Board).

11. To ensure efficiency of the hearing, a maximum of 10 minutes presentation time would be allotted to each representer and commenter in the hearing session. Consideration of the representation and comment by the full Board was tentatively scheduled for November 2019.

12. After deliberation, the Board agreed that:

- (a) the representation/comment should be considered collectively in one group by the Board itself; and

- (b) a 10-minute presentation time would be allotted to each representer/
commenter.

Agenda Item 5

[Open Meeting]

Any Other Business

[The item was conducted in Cantonese.]

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