

**Minutes of 848th Meeting of the
Town Planning Board held on 18 November 2005**

Present

Permanent Secretary for Housing, Planning and Lands
(Planning & Lands)
Mrs. Rita Lau

Chairperson

Hon. Patrick S.S. Lau

Vice-chairman

Dr. Alex S.K. Chan

Dr. Rebecca L.H. Chiu

Mrs. Angelina P.L. Lee

Dr. Peter K.K. Wong

Mr. Michael K.C. Lai

Mr. Alex C.W. Lui

Mr. S.L. Ng

Dr. Greg C.Y. Wong

Mr. C.K. Wong

Ms. Carmen K.M. Chan

Professor Nora F.Y. Tam

Mr. Tony W.C. Tse

Mr. Nelson W.Y. Chan

Mr. David W.M. Chan

Mr. Leslie H.C. Chen

Dr. Lily Chiang

Mr. Tony C.N. Kan

Mr. Edmund K.H. Leung

Professor N.K. Leung

Dr. C.N. Ng

Mr. Daniel B.M. To

Mr. Stanley Y.F. Wong

Mr. Alfred Donald Yap

Ms. Sylvia S.F. Yau

Director of Lands
Mr. Patrick L.C. Lau

Deputy Director of Environmental Protection
Dr. Michael Chiu

Director of Planning
Mr. Bosco C.K. Fung

Deputy Director of Planning/District
Miss Ophelia Y.S. Wong

Secretary

Absent with Apologies

Professor K.C. Ho

Mr. Francis Y.T. Lui

Mr. Keith G. McKinnell

Mr. Erwin A. Hardy

Professor David Dudgeon

Professor Peter R. Hills

Professor Bernard V.W.F. Lim

Principal Assistant Secretary (Transport)
Environment, Transport and Works Bureau
Ms. Ava Chiu

Assistant Director (2), Home Affairs Department
Ms. Margaret Hsia

In Attendance

Assistant Director of Planning/Board
Mr. P.Y. Tam

Chief Town Planner/Town Planning Board
Ms. Brenda K.Y. Au (a.m.)
Mr. C.T. Ling (p.m.)

Town Planner/Town Planning Board
Miss Helen S.H. Lau (a.m.)

Senior Town Planner/Town Planning Board
Ms. Teresa L.Y. Chu (p.m.)

1. The Chairperson extended a welcome to all Members.

Agenda Item 1

Confirmation of Minutes of the 847th Meeting held on 4.11.2005

2. The minutes of the 847th meeting held on 4.11.2005 were confirmed without amendment.

Agenda Item 2

Matters Arising

- (i) to (iii) These items were recorded under confidential cover.

- (iv) No Special Board Meeting on 23.11.2005

3. The Secretary reported that the previously scheduled special Board meeting on 23.11.2005 was no longer required as a number of applicants had withdrawn their s.17 review applications or requested the Board to defer consideration of their cases.

Agenda Item 17

Submission of the Draft Yuen Long Outline Zoning Plan No. S/YL/14A
under Section 8 of the Town Planning Ordinance
to the Chief Executive in Council for Approval
(TPB Paper No. 7452)

[Open Meeting. The meeting was conducted in Cantonese.]

130. The Secretary briefly introduced the Paper.

131. After deliberation, the Board:

- (a) agreed that the draft Yuen Long Outline Zoning Plan (OZP) No. S/YL/14A together with its Notes were suitable for submission under section 8 of the Ordinance to Chief Executive in Council (CE in C) for approval;
- (b) endorsed the updated Explanatory Statement (ES) for the draft Yuen Long OZP No. S/YL/14A as an explanation of the general planning intention and objectives of the Board for the various land-use zones on the draft OZP; and
- (c) agreed that the updated ES for the draft Yuen Long OZP No. S/YL/14A was suitable for submission to the CE in C together with the draft OZP.

Agenda Item 18

Information Note and Hearing Arrangement
for Consideration of A Representation
in Respect of the Draft Clear Water Bay Peninsula South
Outline Zoning Plan No. S/SK-CWBS/1
(TPB Paper No. 7453)

[Open Meeting. The meeting was conducted in Cantonese.]

132. Secretary briefly introduced the Paper.

133. She supplemented that the draft Clear Water Bay Peninsula South Outline Zoning Plan (OZP) No. S/SK-CWBS/1 was one of the first OZPs exhibited for public inspection under section 5 of the Town Planning (Amendment) Ordinance (TP(A)O) which came into

effect on 10.6.2005. As the TP(A)O only provided for one hearing session to consider all representations and comments and there would be no preliminary consideration of objections as in the case of the pre-amended Ordinance, a paper on the hearing arrangement in a new format as set out in the subject paper would be presented to the Board for consideration. As for the subject OZP, since only one representation was received, it would be more efficient for the Board to hear the representation in the regular meeting without resorting to the appointment of a Representative Hearing Committee (RHC).

134. After deliberation, the Board agreed that it was not necessary to appoint a RHC for the consideration of the representation to the draft Clear Water Bay Peninsula South Outline Zoning Plan No. S/SK-CWBS/1, and the representation should be considered by the Board during the regular meeting as proposed in paragraph 2.2 of Paper.

Agenda Item 19

Information Note and Hearing Arrangement for Consideration of Representations and Comments in Respect of the Draft Jardine's Lookout and Wong Nai Chung Gap Outline Zoning Plan No. S/H13/10
(TPB Paper No. 7463)

[Open Meeting. The meeting was conducted in Cantonese.]

135. The Secretary briefly introduced the Paper.

136. After deliberation, the Board agreed that it was not necessary to appoint a Representation Hearing Committee for the consideration of the representations and comments to the draft Jardine's Lookout and Wong Nai Chung Gap Outline Zoning Plan No. S/H13/10, and the representations and comments should be considered collectively by the Board during the regular meeting as proposed in paragraph 2.2 of Paper.