

**Minutes of 889th Meeting of the
Town Planning Board held at 9.00am on 6.7.2007**

Present

Permanent Secretary for Development (Planning & Lands) Mrs. Rita Lau	Chairperson
Dr. Peter K.K. Wong	Vice-Chairman
Mr. Michael K.C. Lai	
Dr. Greg C.Y. Wong	
Ms. Carmen K.M. Chan	
Mr. Nelson W.Y. Chan	
Mr. David W.M. Chan	
Mr. Leslie H.C. Chen	
Professor David Dudgeon	
Professor Peter R. Hills	
Mr. Tony C.N. Kan	
Mr. Edmund K.H. Leung	
Professor N.K. Leung	
Professor Bernard Vincent W.F. Lim	
Dr. C.N. Ng	
Dr. Daniel B.M. To	
Mr. Stanley Y.F. Wong	
Mr. Alfred Donald Yap	
Ms. Sylvia S.F. Yau	
Mr. B.W. Chan	

Mr. Walter K.L. Chan

Ms. Maggie M.K. Chan

Mr. Y.K. Cheng

Mr. Felix W. Fong

Ms. Anna S.Y. Kwong

Professor Paul K.S. Lam

Dr. James C.W. Lau

Ms. Starry W.K. Lee

Mr. K.Y. Leung

Assistant Director(2), Home Affairs Department

Ms. Margaret Hsia

Director of Environmental Protection

Dr. Michael Chiu

Director of Lands

Miss Annie Tam

Director of Planning

Mrs. Ava Ng

Deputy Director of Planning/District

Miss Ophelia Y.S. Wong

Secretary

Absent with Apologies

Professor Nora F.Y. Tam

Dr. Lily Chiang

Mr. Raymond Y.M. Chan

Principal Assistant Secretary (Transport)

Transport and Housing Bureau

Ms. Ava Chiu

In Attendance

Permanent Secretary for Development (Planning & Lands) (Designate)

Mr. Raymond Young

Assistant Director of Planning/Board
Mr. S. Lau

Chief Town Planner/Town Planning Board
Mr. C.T. Ling

Senior Town Planner/Town Planning Board
Ms. Teresa L.Y. Chu

[Open meeting]

1. The Chairperson welcomed Mr. Raymond Young, Permanent Secretary for Development (Planning and Lands) (Designate), who would sit in at the meeting and Miss Annie K.L. Tam who attended the meeting for the first time in the capacity of Director of Lands. She also congratulated Prof. Nora F.Y. Tam and Mr. Stanley Y.F. Wong for being appointed as Justice of Peace in recognition of their contribution to the community.

2. The Chairperson further explained that as part of the re-organization of the policy bureaux of the Hong Kong SAR with effect from 1 July 2007, the then Planning and Lands Branch of the Housing, Planning and Lands Bureau had, together with the then Works Branch of the Environment, Transport and Works Bureau, came under the new Development Bureau (DEVB). The Chairman of the Board would now be the Permanent Secretary for Development (Planning and Lands) (PS for D (PL)) and the Board would continue to be supported by the Planning Department after the re-organisation. A notification letter had been sent to Members regarding this matter. Mr. Raymond Young would assume the post of PS for D (PL) and the chairmanship of the Board with effect from 16 July 2007.

3. The Chairperson introduced Mr. Young to the Members and wished Members would continue to render the same support to Mr. Young.

[Prof. David Dudgeon, Messrs. Nelson W.Y. Chan and Tony C.N. Kan arrived to join the meeting at this point.]

Agenda Item 1

Matters Arising

[Open meeting]

- (ii) Application for Judicial Review of Town Planning Board/Planning Department's Decision with respect to the Designation of KIL 11146 as Residential Use on the Draft South West Kowloon OZP

[The meeting was conducted in Cantonese.]

4. The Secretary reported that on 15.6.2007, the Board was informed that Mr. Ng Ngau-chai (the Applicant) sought leave to apply for judicial review (JR) of the decision of the Board and PlanD to designate KIL 11146 at Hoi Fai Road as residential use.

5. The judge handed down his decision on 4 July 2007, refusing to grant leave to the Applicant to apply for JR. The information provided by the Applicant was far too sparse for the Court to come to the conclusion as to the appropriateness or otherwise of the JR. The judge pointed out that it was not clear as to which precise provisions or specific guidelines were disregarded by the Board or PlanD, and what decision of the Board or PlanD was sought to be challenged and the time and circumstances of the decision. Leave for JR was therefore refused.

6. The deadline for appeal was 14.7.2007. A copy of the decision would shortly be sent to Members for reference.

(iii) Approval of Outline Zoning Plan

[The meeting was conducted in Cantonese.]

7. The Secretary reported that on 26 June 2007, the Chief Executive in Council (CE in C) approved the Draft Kam Tin South OZP No. S/YL-KTS/10A (renumbered S/YL-KTS/11) under section 9(1)(a) of the Town Planning Ordinance (the Ordinance). The approval of the OZP had been notified in the Gazette on 6 July 2007.

(iv) Reference of Approved Outline Zoning Plan

[The meeting was conducted in Cantonese.]

8. The Secretary reported that on 26 June 2007, the CE in C referred the approved Tin Shui Wai OZP No. S/TSW/10 to the Town Planning Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP had been notified in the Gazette on 6 July 2007.

[Prof. Bernard V.W.F. Lim and Ms. Starry Lee arrived to join the meeting at this point.]

Agenda Item 2

[Open Meeting]

Revised Concept Plan for Lantau
(TPB Paper No. 7858)

[The meeting was conducted in Cantonese.]

Presentation and Question Session

9. The following representatives from the Planning Department (PlanD) were invited to the meeting:

Mr. Michael Chan	District Planning Officer/Sai Kung and Islands District (DPO/SKIs) PlanD
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Ms. Maggie Chin	Senior Town Planner/SKIs (STP/SKIs)
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10. The Chairperson extended a welcome and invited Mr. Michael Chan, DPO/SKIs to brief Members on the background of Paper. With the aid of a powerpoint presentation, Mr. Chan did so as detailed in the Paper and made the following main points:

The Concept Plan

- (a) a Concept Plan for Lantau was prepared by the Lantau Development Task Force (Task Force) in 2004 to provide an overall planning framework for a balanced and co-ordinated approach for future development. It recognized the role of Lantau in providing new impetus to Hong Kong's economic development and its high conservation values. The overall approach was to focus major economic infrastructure and urban development in North Lantau to optimize the transport links and infrastructure, whilst protecting areas of scenic and high ecological values in Lantau for nature conservation and environmentally sustainable recreational and visitor uses;
- (b) during the public consultation from November 2004 to February 2005, different sectors of the community were engaged with large number of comments and views received. The Board was also briefed on 7.1.2005. A Public Consultation Report summarizing the comments, the Administration's responses and key issues were released on 22.11.2005;
- (c) taking into account public comments and together with the latest status and study findings, the Task Force had reviewed and updated the Plan;

The Revised Concept Plan

- (d) the Plan was based on the original vision to promote sustainable development by balancing development and conservation needs. The overall planning approach received a general consensus during consultation;

- (e) new development proposals and suggestions raised by the public, which were compatible with the planning intention, had been incorporated as below:

Meeting conservation needs

- (f) in addition to nature conservation, the conservation strategy had been expanded to cover heritage and landscape conservation. The proposed Lantau North (Extension) Country Park and Marine Park in Southwest Lantau remained part of the nature conservation strategy;

Economic infrastructure and tourism/recreation development

- (g) North Lantau would remain as the focus of major economic infrastructures and tourism/recreation developments on Lantau Island. To enhance HK's competitiveness, the previous proposals were retained (i.e. proposed Lantau Logistics Park and possible extension, cross-boundary transport hub, leisure and entertainment node at Sunny Bay, and long-term option of a theme park/major recreational uses at Tung Chung East). Whilst the proposed golf course at Tsing Chau Tsai East had not been taken forward having regard to the landscape impact and strong objections, the suitable parts of Lantau for the purpose would be considered in further review;

Conservation, recreation and green tourism initiatives

- (h) a new development theme on "conservation, recreation and green tourism initiatives" was included to capitalize on the nature, cultural and heritage resources of Lantau Island. Such proposals comprised enhancement of points of interests and theme areas, development of eco and heritage trails, a museum on Lantau history and heritage, an eco-tour centre and other supporting and ancillary facilities;

Enhancing the countryside recreation potential of rural Lantau

- (i) additional countryside recreation facilities were included, such as new sections of cycle tracks/mountain bike trail and a triathlon racecourse in South Lantau, to complement tourism uses in North Lantau and green initiatives to strengthen Lantau as a tourism and recreation centre;

Area improvement of rural township and villages

- (j) area improvement projects aim to enhance local living environment and help boost local economy. Given the support for local improvement at Tai O

and Mui Wo, more comprehensive land use concept plans had been prepared incorporating additional facilities and infrastructure proposed by the public. Detailed feasibility studies would be conducted; and

- (k) a comprehensive enhancement proposal for South Lantau Coast was prepared to optimize the recreation potential, comprising watersport facilities with supporting facilities;

Preliminary Assessments

- (l) based on the broad-brush assessments on the sustainability, environment, social and transport implications of the Revised Concept Plan, the proposals should contribute positively to the development of Lantau and Hong Kong. Environmental implications/impacts and suitable mitigation measures of individual project should however be further studied;

Way Forward

- (m) as many proposals were conceptual, further studies would be required to confirm their feasibility and implementation. Priority would be accorded to projects capable of stimulating the local economy and improving people's livelihood, such as improvement works in Mui Wo and Tai O, eco/ heritage and country trails, camping sites, mountain bike trails, cycle tracks;
- (n) for proposals with implications on Hong Kong's long-term economic development under the theme on "economic infrastructure and tourism/ recreation development", the implementation model and timetable would be further considered according to actual circumstances; and
- (o) the community would continue to be consulted and involved in the development process as individual proposals progressed.

11. The Chairperson then invited Members to comment on the paper. Members were generally in support of the revised Concept Plan and expressed the following main points:

Transport Considerations

External links

- (a) consideration should be given to expanding the capacity of the external road link to Lantau taking into account the likely increase in traffic brought about by tourism and other major economic proposals;

Internal links

- (b) the development of South Lantau would be considerably compromised by limited capacity of Tung Chung Road and additional N-S connection could be considered, such as from Tai O across central Lantau to Tung Chung and from Mui Wo to Discovery Bay;
- (c) there were local pressure for opening up of the Tung Chung Road, currently a restricted road, so as to allow greater flexibility in local development;
- (d) on the other hand, opening up of the Tung Chung Road would likely induce more development, hence affecting the natural attributes in rural Lantau that need to be preserved as part of the conservation objective;
- (e) other alternatives to new road links, such as improvement to existing ferry service, road permits for tourist coaches, special measures to spread tourism patronage on weekends and holidays, should be considered to address the local traffic issue and improve accessibility of South Lantau;

Population

- (f) Tung Chung might be considered as one of the future strategic growth areas to accommodate long term additional population for Hong Kong;

Landscape and Visual Considerations

- (g) greater emphasis should be given to enhancing the landscape and visual aspects as impetus for development in Lantau. Further development of Tung Chung new town should avoid wall effect with due regard to urban design and air circulation aspects. Landscape value mapping should also be undertaken for Lantau;
- (h) there was concern on the reclamation and visual impact associated with the proposed logistics park and cross-boundary terminus at Tai Ho;

- (i) given its gateway location, the landscape and aesthetic treatment of the North Lantau Highway (NLH) was not considered adequate. The log-pond at Sunny Bay should be retained as a special feature in the study;
- (j) the impact of the proposed alignment of the Hong Kong-Zhuhai-Macau (HZM) Bridge (as indicated in Plan 5.2) on landscape and conservation should be taken into account;
- (k) Specific Proposals

Golf Course

- (l) the proposal of keeping the option open for a golf course in Lantau was supported given the increasing popularity of golf and the economic multiplier effect of such facility to the local economy. Reference should be made to the successful experience of Kau Sai where the golf course was designed to harmonize with the setting and surrounding environment;
- (m) the impact of golf course on the natural landscape should not be overlooked in the site selection. As Kau Sai was a previous firing range, the development of golf course would constitute a planning gain compared with proposal at Tsing Chau Tsai. In fact, the project at Kau Sai also aroused objections from villagers in Yim Tim Tsai;

Area Improvements at Tai O

- (n) as previous development, e.g. typhoon anchorage and public housing, did not seem to integrate with the character of Tai O, future proposals would need to focus on revitalization of the area with reference to its heritage and cultural attributes;

Cycle Track

- (o) a comprehensive rather than disjointed cycle path system should be planned for connection of the rural township with its hinterland;

Others

- (p) the zig-zag section of the old Tung Chung Road could be retained as a tourism venue/route after the new road section was open;
- (q) outdoor camp sites could be considered for Tai O, Cheung Sha and Pui O

areas;

Country Park Extension

- (r) early implementation of the proposal to extend the country park should be considered together with the improvement of its accessibility to transport network;

Implementation

- (s) detailed implementation programme for the various proposals should be provided;

Local Community

- (t) in formulating development proposals, it would be desirable to consider how best to enhance conservation, yet without compromising the interests of local villagers so as to gain greater community support. Development of golf course, for instance, being able to boost local economy, was likely to be more acceptable to the locals;
- (u) a human-oriented approach should be adopted in the Concept Plan as the livelihood and development potential of the rural areas should not be neglected; and

Balance of Conservation and Development

- (v) it was essential to strike a balance between conservation and development so as to achieve a win-win scenario. The Concept Plan should not be taken as a means to keep the status quo but rather to bring about initiatives for compatible development to boost the local economy. In this regard, proposals for Mui Wo, Cheung Sha and Pui O were worth pursuing.

[Mr. Leslie H.C. Chen left the meeting temporarily at this point.]

12. Mr. Michael Chan replied as follows:

- (a) while the Concept Plan provided a broad indication of the development themes and range of proposals, the specific proposals could be further refined as detailed planning proceeded and further consultation would be

conducted for major proposal prior to implementation;

Transport Considerations

External links

- (b) additional district and regional links had been planned to cope with the traffic brought about by new tourism and economic initiatives;

Internal links

- (c) based on the preliminary assessment, the environmentally sustainable proposals in the revised Concept Plan would not overstrain the capacity of the currently planned road system in South Lantau;
- (d) it was considered essential to maintain the current status of the Tung Chung Road in view of its limited capacity on operational and safety grounds. The ongoing Tung Chung Road improvement was intended to upgrade the safety and operation of the existing road. There was no allowance to cater for additional large scale developments in South Lantau which was in conflict with the conservation objection for the area;
- (e) it would be prudent to monitor the traffic conditions after the completion of the Tung Chung Road improvement. The finding would provide a basis to reviewing the need for additional N-S links and relaxation of the existing road permit system;
- (f) different alignment options from Mui Wo to North Lantau had been examined in the previous N-S link study but found to be environmentally or technically not feasible, hence leaving the ongoing Tung Chung Road improvement to be the only viable option;
- (g) prior to initiating any additional N-S link, improvement of ferry service and traffic management initiatives especially for peak period for visitors would certainly help optimizing the existing infrastructure and enhance accessibility;

Population

- (h) although Tung Chung was currently planned for a population of 200,000, the scale of development was subject to the further study for Tung Chung new

town. Long term strategic growth areas to accommodate additional population would be considered in the overall context of the 2030 study taking into account other options;

Landscape and Visual Considerations

- (i) landscape conservation was an integral part of the conservation theme and Lantau had been included in PlanD's landscape value mapping already. The built form and urban design of further development of Tung Chung new town would be subject to further study;
- (j) the visual impact and landscape aspects of the proposed logistics park and cross-boundary terminus, which were essentially low-rise in nature, would be subject to EIA and detailed feasibility study;
- (k) special greening project had been undertaken to enhance the visual appearance and landscaping of the NLH corridor to create an attractive first impression to visitors from the airport. The retention of the log-pond at Sunny Bay would be subject to the future study;
- (l) the exact alignment of the HZM bridge was yet to be finalized. The visual and landscape impact would be fully assessed as part of the feasibility study and the related EIA;

Specific Proposals

Golf Course

- (m) Tsing Chau Tsai was not recommended in the assessment as the preferred location for golf course due to technical and environmental constraints, including topographic, geological and landscape issues. However, options were kept open in other parts of Lantau subject to further study;

Area Improvements at Tai O

- (n) the local character would be enhanced through proposals in the revitalization study, including retaining the stilted structures, water features, local tourism venues, etc.;

Cycle Track

- (o) whilst it would be technically difficult to link up the cycle ways in Tung Chung new town with South Lantau, a continuous cycle track would be

provided along the scenic waterfront of North Lantau. For South Lantau, a comprehensive system, for family and mountain bike rides, would be planned to link up the rural centres and en-route tourism venues with ancillary facilities at key destinations. The tracks would keep a safe distance from main roads. Safety factors would be considered in the route planning and design and local consultation would be conducted;

Others

- (p) the future use of the existing Tung Chung Road would be further discussed with relevant parties once the new road was completed;
- (q) recreational and watersports proposals in South Lantau had been included in the Concept Plan, including camp sites at Nam Shan and Pui O;

Country Park Extension

- (r) the programme of the country park extension would be further considered by the Agriculture, Fisheries and Conservation Department, together with timing for ancillary supporting facilities and road connection as a comprehensive package;

Implementation

- (s) while further study would be required for some conceptual proposals, more detailed concept plans had been prepared for local improvement works for Tai O and Mui Wo. Priority would be given to green initiatives conducive to the local economy and upgrading, possibly through local public works funding to expedite implementation. Other small-scale initiatives would be subject to private initiatives. Long-term economic infrastructure and tourism development, such as the HZM Bridge and new town further study were underway and the Board would be further consulted in due course; and

Balance of Conservation and Development and Local Needs

- (t) careful consideration had been taken to balance conservation and development as well the needs of stakeholders in the entire process. Several rounds of consultation were conducted to seek local views. The community was able to realize the importance of conservation as an integral

part of development and appreciate that some simple low-key improvement were more efficient and practical in upgrading the living conditions while the villagers were more able to participate in small-scale, community-based proposals rather than large-scale schemes so as to share the benefits of development.

13. The Chairperson supplemented that as the logistics park would be essentially low-rise and land extensive in nature, extra land would be required. The exact scale was still under study and its environmental acceptability would be subject to the EIA process. It would be prudent to consider the issue of further N-S links and opening up of the Tung Chung Road, which might likely increase the suppressed traffic demand in South Lantau, after the completion of the current road improvement. The Board was always mindful of the local needs and had taken initiatives to improve the rural environment and encourage compatible rural development in the consideration of plans and applications. On implementation, an integrated approach for comprehensive development would call for greater co-ordination amongst bureaux and departments. She concluded that as some proposals were still conceptual, further study would be conducted and public views would be sought. The Board should also be consulted when more specific proposals were drawn up. She thanked PlanD's representatives for the presentation and they all left the meeting at this point.

Agenda Item 3

[Open Meeting]

Application of Information Technology in Town Planning

Presentation and Question Session

14. The following representatives from the Planning Department (PlanD) were invited to the meeting:

Mr. P.Y. Tam	Asst. Director/Technical Services (AD/TS)
Mr. Silas Liu	Senior Town Planner/ Information Systems (STP/IS)

15. The Chairperson extended a welcome and invited PlanD's representatives to make the presentation. Mr. P.Y. Tam said the purpose of the presentation was to brief Members

on the information technology (IT) currently used by PlanD to help and enhance various aspects of the town planning work to facilitate plan making, assessment of development options, site planning for informed decision making and efficient public engagement. With the aid of a powerpoint presentation and a stereoscopic 3D fly-through, Mr. Silas Liu made the following main points:

- (a) traditional town plans were only two-dimensional and were difficult for layman to comprehend. Physical models were a useful means to help visualization but they were bulky, inflexible and not environmental friendly;
- (b) remote sensing techniques through satellite imaging were used in terrain and vegetation assessment, preparation of land utilization plan for the Territory and broad land use plan for regional planning in Pearl River Delta, and monitoring of land use changes. Broad land use data were being shared among government departments and international agencies;
- (c) three-dimensional GIS system could present 3D simulation of features to enable assessment of development options with various parameters, spatial analysis in site search. Such technology could be linked with multimedia application to present stereoscopic 3D virtual fly-through so as to improve interactive communication and exchange of ideas, as well as facilitate public engagement in the planning process. Such techniques could be further developed to assist in detailed site-specific planning, shadow analysis and air ventilation assessment;
- (d) PlanD's e-services include the Statutory Planning Portal, an internet portal for dissemination of statutory planning information, and intranet Geo-Info One Stop System for information sharing and support to other departments/bureaux;
- (e) a 3D Planning Decision Support and Visualization System (3D-PDSVS) was under tender to provide enhanced 3D functions; and
- (f) Planning Submission and Enforcement Cases Monitoring System was also being developed to facilitate more efficient workflows in the processing of planning applications and reviews, and it would also provide e-forms for submission of online comments on statutory planning matters by the general

public in future.

16. In response to a query by the Chairperson, Mrs. Ava Ng explained there was limitation in including individual private buildings into PlanD's database in the generation of integrated images and photomontages given the lack of source data as there was currently no statutory requirement for proponents/applicants to provide such data in digital form. As PlanD could only resort to information in submitted building plans in updating the existing layers to build up its own records, such practice was mainly for internal use such as amendment of OZP, land use review and site search. It would be difficult for PlanD to apply such technique in planning applications unless the proponents/applicants were required to provide the Board with such data.

17. The Chairperson then invited Members to comment on the presentation. Members were generally in support of the effort on IT application as planning tool and express the following views:

Submission of 3D Models

- (a) given the emerging trend of 3D applications, it would be desirable to request the project proponents of major development proposals to submit digital 3D models to illustrate the planning impacts. The end product could also be made available for presentation and public engagement to enable better understanding by the policy makers, committees and the community at large;

Public consultation

- (b) it would also be feasible to make use of such information in public consultation to enable the public to better understand the impacts of proposals under alternative options with different development parameters;

Additional coverage

- (c) integration of other related meteorological and environmental data, such as sunshine, climate and pollution index should be considered;

Opening up of data

- (d) it would be desirable to open up the portal with full disclosure of data on a common platform, based on the same display format and standard

specifications, so as to allow public access especially for the small proponents and general public who might not be able to afford conducting such expensive study and collect the data on their own; and

E-transmission

- (e) consideration should be given to electronic transmission of documents and papers as a green initiative to save time and resources.

18. The Chairperson replied that despite the lack of statutory requirements, discussion with the industry on shared use of data had already been initiated. PlanD was in the process of drawing up relevant guidelines for consultation with the stakeholders to solicit joint effort in submission and utilization of site specific 3D data by proponents. Members would be briefed on the progress of the guidelines in due course. Simulated images had been used in the various community presentation and consultation forums. Information on climate and environment conditions were also kept by other departments and it would thus take time for such integration into the planning IT portal. As for online transmission, it was also in keeping with the general intention of the Administration to implement an e-Government but this could only be carried out by phases.

19. Concerning the opening up of the base data, Mr. Silas Liu supplemented that the satellite images were obtained from providers subject to special terms and conditions. PlanD could only use the data internally but could not disseminate such data to the public. As intellectual property rights were involved, there were difficulties in public disclosure. Also, the difficulties in system integration and internet bandwidth were other technical concerns. Although PlanD had already developed its in-house broadbrush topographic base plan and even with the development of the 3D-PDSVS in due course, as there were some 200,000 existing buildings in Hong Kong, a lot more time and resources would be required before a complete coverage of the city could be implemented. Current technological constraints such as limitations of band-widths would also affect how comprehensive and 3-D information could be released through the internet.

20. The Chairperson commended PlanD for the work done and concluded that Members should be kept informed of the progress and development in this aspect in future. She thanked PlanD's representatives for their attendance and they all left the meeting at this point.

[Mr. Walter K.L. Chan arrived to join the meeting and Mr. Donald Yap left the meeting temporarily at this point.]

Agenda Item 5

[Open meeting (Presentation and Question Session Only).]

Review of Application No. A/YL-LFS/155

Proposed Public Utility Installation (Telecommunications Radio Base Station)

in “Green Belt” zone, Lot 1621(Part) in DD 129, Tin Shui Wai, Yuen Long

(TPB Paper No. 7860)

[The hearing was conducted in Cantonese.]

21. The Chairperson informed Members that the applicant sought planning permission to develop a Proposed Public Utility Installation (Telecommunications Radio Base Station) in the “Green Belt” (“GB”) zone. The application was previously rejected by the RNTPC (RNTPC) on 9.3.2007 due to no assessment of suitable alternative sites to demonstrate the suitability of the subject site which was located in the “GB” zone.

22. The Chairperson went on to explain that PlanD had no objection as the applicant had demonstrated in the further submission in the review application that the subject site was the most suitable location amongst other alternatives considered so as to enhance the mobile phone coverage of the applicant’s station. Director-General of Telecommunications advised that extra fill-in stations would be required to improve reception signals due to shielding effect from high-rise buildings. To ensure complete coverage in the service area, the subject site was the technically preferred location with line of sights to most blind spots in the vicinity for direct signals for satisfactory mobile reception. The proposed station was small in scale and would not cause significant adverse visual or landscape impacts on surrounding areas.

23. As the reasons for rejection by the RNTPC had been resolved and subject to the applicant’s agreement, Members considered that there was no need for further presentations by the applicant and the representative of the PlanD.

24. Mr. Wilson So, District Planning Officer/Tuen Mun and Yuen Long of the Planning Department (PlanD) and the following applicant’s representatives were invited to

the meeting at this point:

Mr. Thomas Y.C. Fung]	
Ms. F.Y. Chan]	Applicant's Representatives
Mr. C.P. Cho]	

25. The Chairperson extended a welcome and explained that Members had studied the Paper, noting in particular that RNTPC's reasons for rejection had been resolved. She suggested that unless the applicant's representatives had further information to add, presentations on the review application could be dispensed with. Mr. Thomas Y.C. Fung agreed to the proposed arrangements and confirmed they had no additional information to supplement. The Chairperson also pointed out that PlanD had recommended a temporary permission for a period of 3 years, instead of a permanent basis as applied in order to monitor the situation together with a list of approval conditions in the paper. Mr. Thomas Y.C. Fung considered the recommendation and approval conditions acceptable.

26. The Chairperson accordingly declared that the hearing procedures for the review had been deemed to be completed. The Board would deliberate on the application and the applicant would be informed of the Board's decision in due course. The Chairperson thanked the applicant's representatives and PlanD's representative for attending the meeting. They all left the meeting at this point.

Deliberation Session

27. The Chairperson remarked that with the previous technical concerns having been addressed and resolved, PlanD's recommendation could be considered. Members agreed that the application should be approved.

28. After further deliberation, the Board decided to approve the application on review on the terms of the application as submitted to the Board. The permission should be valid on a temporary basis for a period of 3 years until 6.7.2010, instead of a permanent basis as applied in order to monitor the situation. The permission was subject to the following approval conditions:

- (a) the submission of a landscape proposal within 6 months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 6.1.2008;

- (b) in relation to (a) above, the implementation of the landscape proposal within 9 months from the date of planning approval to the satisfaction of the Director of Planning or of the Town Planning Board by 6.4.2008;
- (c) the submission of emergency vehicular access arrangement and fire service installation proposals within 6 months from the date of planning approval to the satisfaction of Director of Fire Services or of the Town Planning Board by 6.1.2008;
- (d) in relation to (c) above, the provision of emergency vehicular access, water supplies for fire fighting and fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 6.4.2008;
- (e) if any of the above planning conditions (a), (b), (c) or (d) was not complied with by the above specified date, the approval hereby given should cease to had effect and should on the same date be revoked without further notice; and
- (f) upon the expiry of the planning permission, the reinstatement of the site to an amenity area to the satisfaction of the Director of Planning or of the Town Planning Board.

29. The Board also agreed to advise the applicant of the following:

- (a) resolve any land issues relating to the development with the concerned owner(s) of the application site;
- (b) note the comments of District Lands Office/Yuen Long, Lands Department in paragraph 10.1.1 of Annex A of the Paper that the lots under application were Old Schedule Agricultural Lots held under the Block Government Lease under which no structures were allowed to be erected without prior approval from his Office and there was no guarantee that the application for Short Term Wavier would be approved;
- (c) note the comments of the Assistant Commissioner for Transport/New Territories, Transport Department in paragraph 10.1.2 of Annex A of the Paper that the land status of the road/path/track leading to the site should be

checked with the lands authority and that the management and maintenance responsibilities of this road/path/track should be clarified and consult the relevant lands and maintenance authorities accordingly;

- (d) note the comments of the Director of Fire Services in paragraph 10.1.6 of Annex A of the Paper to submit relevant building plans to his Department for approval, and that the arrangement of emergency vehicular access should comply with Part VI of the 'Code of Practice for Means of Access for Fire Fighting and Rescue' administered by the Buildings Department;
- (e) note the comments of the Chief Building Surveyor/New Territories West, Buildings Department in paragraph 10.1.7 of Annex A of the Paper that formal submission of any proposed new works, including any temporary structure for approval under the Buildings Ordinance was required. If the site was not abutting on and accessible from a street having a width of not less than 4.5m, the development intensity should be determined under Building (Planning) Regulation 19(3) at building plan submission stage; and
- (f) note the comments of the Director of Health in paragraph 10.1.8 of Annex A of the Paper that any location in the vicinity of the proposed radio base station and antennae that was accessible to the workers and the public should meet the relevant sets of limitation on electromagnetic fields for workers and public respectively in the 'Code of Practice for the Protection of Workers and Members of the Public against Non-Ionising Radiation Hazards from Radio Transmitting Equipment' issued by the Office of the Telecommunications Authority (OFTA), and that the compliance with the above OFTA code be verified by direct on-site measurement upon commissioning of the concerned base station.

Agenda Item 6

[Open meeting (Presentation and Question Session Only).]

Review of Application No. A/YL-PH/533

Proposed Temporary Logistics and Freight Yard for a Period of 3 Years in

“Residential (Group D)” and “Agriculture” zones, Lot 50RP(Part) in DD 108
and Adjoining Government Land, Pat Heung, Yuen Long
(TPB Paper No. 7861)

[The hearing was conducted in Putonghua and Cantonese.]

Presentation and Question Session

30. Mr. Wilson So, District Planning Officer/Tuen Mun and Yuen Long of the Planning Department (PlanD) and the following applicant’s representatives were invited to the meeting at this point:

Mr. Huang Tao]	
Ms. Wong Oy-chun]	Applicant’s Representatives
Ms. Hui Tsin Hung]	

31. The Chairperson extended a welcome and explained briefly the procedures of the review hearing. The Chairperson then invited Mr. Wilson So to brief Members on the background to the application. With the aid of some plans, Mr. So did so as detailed in the Paper and made the following main points:

- (a) the reasons of the Rural and New Town Planning Committee (RNTPC) to reject the application for planning permission for temporary logistics and freight yard for a period of 3 years at the application site on 19.1.2007;
- (b) the justifications put forth by the applicant in support of the review application;
- (c) departmental comments – the application was not supported by Director of Environmental Protection (DEP) due to interface problem with residential units immediately to the south-east, south, west and north-west (the nearest being 5m) and environmental nuisance to the nearby sensitive receivers was expected. Chief Engineer/Mainland North, Drainage Services Department (DSD) advised that the drainage proposal was not satisfactory and further proposal should be submitted to demonstrate that the existing flow paths and runoff would be properly intercepted and discharged. Chief Town Planner/Urban Design and Landscape, PlanD commented that that the

proposed loading/unloading and parking area was in conflict with the existing trees to be preserved;

- (d) one public comment was received during public inspection period objecting on grounds of noise and dust nuisance to nearby residents; and
- (e) PlanD's view – not supporting the application as the application site was within Category 3 areas of TPB Guidelines on 'Application for Open Storage and Port Back-up Uses' (TPB PG-No.13D) promulgated on 2.11.2005 given no previous planning approval and insufficient technical assessment to demonstrate its technical acceptability. The proposed use was not in line with the planning intention of the “AGR” and “R(D)” zones. Although the applicant also owned two adjoining “existing use” (EU) sites which were tolerated under the Town Planning Ordinance, i.e. Lots 15 S.B and 52 in D.D. 108 (Areas A and B), the southern portion of the subject site within the “R(D)” zone was still rural in character. A balance between the needs of the logistics trade and overall environmental quality should be considered. A previous application for similar uses were also rejected on similar grounds in 2005 (A/YL-PH/498).

32. The Chairperson then invited the applicant's representatives to elaborate on the application. Mr. Huang Tao tabled additional submission for Members' information and made the following main points:

- (a) the applicant also owned the two adjoining “EU” sites to the north and west for operation of container parking and repair. As the subject site was vacant for over ten years, the current proposal was to make effective use of the land for temporary business expansion;
- (b) the applicant had discussed with EPD and DSD who indicated no in-principle objection to the subject application. There were no other departmental objections;
- (c) there was no local objection during the s17 review stage except from a Yuen Long District Councillor yet his concern on noise and dust nuisances to residents were addressed. The issues raised by the only local objector, Mr. Kwok Tung Hoi, during the s16 application had been resolved;

- (d) the applicant had maintained good relationship with surrounding residents and carried out improvements for local benefit, e.g. built a small footbridge over a stream as local passageway, made use of his land for widening of footpath and access, elevated the level of the footbridge to reduce vehicle noise affecting the adjoining house occupied by Mr. Kwok Tung Hoi; and
- (e) given the substantial investment and effort in this operation and the improvements carried out and that the application was only for temporary use, favourable consideration should be given. The applicant also undertook to comply with all conditions on approval.

33. Members sought clarification from Mr. Wilson So on the following:

- (a) any development proposals for the application site which had been left vacant for some time;
- (b) the details of the previous applications; and
- (c) the location of the 2 adjoining sites owned by the applicant, the footbridge and the residence by the previous objector Mr. Kwok.

34. Mr. Wilson So replied with the following main points:

- (a) the planning intention of “R(D)” zone was for rural improvement and upgrading in the form of low-rise low-density residential development, subject to private initiatives. There was currently no proposed development for the subject site;
- (b) there were 2 previous applications, Nos. A/YL-PH/4 and 498 rejected on similar grounds in 1994 and 2005. The latter case was for temporary open storage of used construction materials and lorry park. There was no change in planning circumstances since then; and
- (c) of the two “EU” sites, one was to the adjoining north and the other close to the west of the application site as shown on Drawing R-1 of the paper, both being used for container parking and repair. As indicated on the air photo attached to the s16 paper, the location of the footbridge was to the west of

Site B indicated on Drawing R-1 and Mr. Kowk's house was to the north of the application site.

35. Members sought clarification from the applicant's representatives on the following:

- (a) whether there was concern raised by EPD; and
- (b) the time of ownership of the subject site.

36. Mr. Huang Tao replied as follows:

- (a) according to the paper, EPD did not support the subject application. However, he disagreed with EPD's comment regarding the environmental concern and it would not be reasonable to speculate on such nuisances as the use had not yet been in operation; and
- (b) the site was purchased over 10 years ago.

37. As the applicant's representatives had no further comment to make and Members had no further question to raise, the Chairperson informed them that the hearing procedures for the review had been completed and the Board would further deliberate on the application in their absence and inform the applicant of the Board's decision in due course. The Chairperson thanked the applicant's representatives and PlanD's representative for attending the meeting. They all left the meeting at this point.

[Mr. Leslie H.C. Chen returned to join the meeting at this point.]

Deliberation Session

38. The Chairperson noted that two of the three sites owned by the applicant were of EU status. In the deliberation of the subject application, consideration should be given to the current status of the subject site, which was mainly on "R(D)" zone and within Category 3 area with no previous approval, and the applicant's effort in mitigating the impacts of the proposed development to the surrounding areas.

39. Members expressed the following views:

- (a) given these 3 sites were in the same location and there was no proposal for

permanent development, short term use might be considered subject to no impacts and complaints;

- (b) as the applicant had demonstrated effort in providing mitigation measures, potential nuisances could possibly be addressed by imposing approval conditions;
- (c) the application did not comply with the established guidelines and there was no justification as to why expansion of existing EU operation to the vacant site was necessary; and
- (d) approving this application in the “R(D)” and “AGR” zones would set an undesirable precedent leading to more similar cases along the road, the cumulative impacts of which would further degrade the area.

40. In response to a query by a Member, Dr. Michael Chiu clarified that the EU activities that were tolerated were found to have generated undesirable impacts to the surrounding sensitive receivers in the area and attracted complaints in the past.

41. The Chairperson pointed out that temporary uses should not be encouraged in incompatible zoning and need to be relocated to designated areas in the long term. Given the adverse departmental comments on technical and environmental grounds and the concern on undesirable precedent, Members generally agreed that there was no strong justification to support this review application.

42. After further deliberation, the Board decided to reject the application on review and the reasons were:

- (a) the development was not in line with the planning intention of the “Residential (Group D)” and “Agriculture” zones zones. There was no strong justification in the submission for a departure from the planning intentions, even on a temporary basis;
- (b) the proposed development did not comply with the Town Planning Board Guidelines for ‘Application for Open Storage and Port Back-up Uses’ (TPB PG-No.13D) in that no previous approval had been granted at the site, and that it was not compatible with the surrounding land uses with residential structures in the vicinity of the site. Moreover, there were adverse

departmental comments on environmental and drainage aspects; and

- (c) there was insufficient information in the submission to demonstrate that the proposed development would not have had adverse environmental and drainage impacts on the surrounding areas.

[Prof. Paul K.S. Lam, Mr. David W.M Chan and Dr. Michael Chiu left the meeting at this point.]

Agenda Item 7

[Open meeting (Presentation and Question Session Only)]

Review of Application No. A/YL-PH/536

Temporary Religious Institution (Assembly Hall) for a Period of 3 Years
in “Village Type Development” zone, Lots 2018B2(Part) and
2018C1B(Part) in DD 111, Pat Heung, Yuen Long

(TPB Paper No. 7862)

[The hearing was conducted in English.]

Presentation and Question Session

43. Mr. Wilson So, District Planning Officer/Tuen Mun and Yuen Long of the Planning Department (PlanD) and the following applicant’s representatives were invited to the meeting at this point:

Mr. Shahab Muhammed Javed]	
Mr. Chaudhry Iftikhar Hussain]	
Mr. Haji Ghulam Mustafa]	Applicant’s Representatives
Mr. Allah Baksh]	
Mr. Liaqat Ali]	
Mr. Abdul Jabbar]	

44. The Chairperson extended a welcome and explained briefly the procedures of the review hearing. The Chairperson then invited Mr. Wilson So to brief Members on the background to the application. With the aid of some plans, Mr. So did so as detailed in the Paper and made the following main points:

- (a) the reasons of the Rural and New Town Planning Committee (RNTPC) to reject the application for planning permission for temporary temporary religious institution (assembly hall) for a period of 3 years on a site zoned “Village Type Development” on 9.3.2007;
- (b) the justifications put forth by the applicant in support of the review application;
- (c) departmental comments – District Lands Officer/Yuen Long (DLO/YL, LandsD) did not support the case as the applicant/landowner had no intention to apply for regularization of the unauthorized structures erected thereon and the existing occupation boundary of the onsite structure had exceeded the application site. Regularization of unauthorized structure partly covered by a valid planning permission would not be considered. As the landowners had previously failed to apply for regularization of the irregularities, lease enforcement action had been initiated. A Small House (SH) application north of the site was approved on 19.7.2006 with land grant executed on 30.1.2007. Secretary for Home Affairs (SHA) had no objection from the race relations’ angle;
- (d) 3 public comments were received during the public inspection period. The village representatives (VRs) of Wang Toi Shan Lo Uk Tsuen objected as the assembly hall was a completely incompatible religious institution which would easily stir up conflicts and spoil the peaceful life and local customs. A Yuen Long District Council (YLDC) member objected in respect of the opinions of the villagers, attaching the same comments by the VRs. 4 local objections were received from VRs of Wang Toi Shan Lo Uk Tsuen and Wang Toi Shan Ho Lik Pui, a group of VRs and villagers of Wang Toi Shan, and a YLDC member at the s.16 stage with the concern that the development had been a nuisance to villagers for several years, and would affect the local customs and environmental hygiene, bring noise nuisance and threaten security. The VRs of Wang Toi Shan Lo Uk Tsuen and the YLDC member also objected during the review stage as the proposal might easily stir up conflicts and spoil the peaceful life and local customs; and

- (e) PlanD's view – not supporting the application as there was no technical submissions demonstrating the technical acceptability of the proposal. Previous approval for Application No. A/YL-PH/481 was granted on 11.3.2005 for a period up to 31.3.2007 to match with the tenancy duration and allow time for the applicant who undertook to relocate. The permission was revoked on 11.9.2005 due to non-compliance with approval conditions. There were strong local objections after the permission on grounds that the facility would affect the traditional customs and rural living, attract strangers that might affect law and order causing unnecessary conflicts, and pose noise nuisance to the villagers. In the subsequent Application No. A/YL-PH/523, such strong sentiment remained and the applicant undertook to relocate within 12 months. However, the applicant now applied for a 3-year approval and had renewed the tenancy from 1.4.2007 until 31.3.2010. There was insufficient information to demonstrate that genuine effort to comply with approval conditions or to identify alternative relocation sites had been made.

45. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of some letters, Mr. Shahab Muhammed Javed made the following main points:

- (a) the Pakistan Traders Association (HK) Ltd. was well established in the area and all members were tax payers. It was unfortunate that their operation was subject to enforcement actions;
- (b) the discrepancy of the building and the site area was a technical confusion that could be easily rectified and a location plan was submitted;
- (c) non-compliance of approval conditions under the previous permission was due to the delay in appointing surveyor to undertake the improvement works. Letters showing quotation by the surveyor were displayed for Members' information. The applicant undertook to ensure timely compliance should the application be approved by the Board;
- (d) the prayer hall, like any other normal religious worship place or temple, was a quiet and peaceful use with no nuisance to the surrounding areas. Other

than a 15-minute daily prayer time, only a half-hour prayer meeting would be held every Friday. The hall would be solely for worship purpose. It would be operated under restrictions with a log book system recording all users. There were no local complaints lodged to the organization and their members during the operation in the past 3-4 years;

- (e) there was no objections from all departments. The applicant would endeavour to address local objections if there was any; and
- (f) they would try to identify suitable site for relocation.

46. Members sought clarification from Mr. Wilson So on the following:

- (a) any record of complaints received; and
- (b) given the general nature of the complaints, what were the specific concerns.

47. Mr. Wilson So replied with the following main points:

- (a) public comments for this application had been elaborated in paragraph 5 of the paper. In fact, local villagers had continuously lodged complaints in the past few years and raised their concerns during processing of all previous applications; and
- (b) after the granting of previous permission for No. A/YL-PH/481 on 11.3.2005, there were strong local objections on grounds of nuisance to nearby residents, attracting strangers that might affect law and order, conflicts due to difference in religion as well as impact on local tradition. The issue was later escalated to the Yuen Long District Council and reported in the media in 2006. There was a clear message from local community on the incompatibility of the assembly hall in terms of environmental impact, culture and lifestyle.

48. Members sought clarification from the applicant's representatives on the following:

- (a) the number of members living in the vicinity and those using the facility;

- (b) whether there were other venues elsewhere for the same purpose;
- (c) whether they had received any local complaints;
- (d) whether their organization had attempted to acquire the status as charitable organization or secured government support to initiate formal site search;
- (e) whether the applicant was aware that the last permission under No. A/YL-PH/481 was granted on an exceptional basis to tally with the tenancy contract and allow time for the applicant who undertook at the hearing for relocation;
- (f) whether the applicant had attempted to fulfil the approval conditions since the revocation;
- (g) given the lapse of time, whether the applicant had made any effort to identify alternative site and the approximate timing for relocation.

49. Mr. Shahab Muhammed Javed replied as follows:

- (a) there were 600-1,000 members with 300-500 working in the vicinity who used the assembly hall which was the only facility in the area;
- (b) the Muslim mosques in Tsim Sha Tsui and Wanchai were too far away to cater for the needs of their members who mainly worked in this area. In addition, there was another small venue for 20-30 visitors which was too small to accommodate all their members compared to the existing facility with a capacity of 100-200 people;
- (c) there were no local complaints received;
- (d) their association had applied to the Inland Revenue Department for licence as charitable organization but it was not sure when approval would be granted. There was no policy support to initiate formal site search; and
- (e) the revocation of the previous approval was due to various factors. Due to the temporary nature, it would not be viable to put substantial investment in this facility; and

- (f) given the ongoing application for eligibility as a charitable organization and their effort to look for alternative site, they would move out once a permanent venue was secured although there was no certain programme at this point in time.

50. As the applicant's representatives had no further comment to make and Members had no further question to raise, the Chairperson informed them that the hearing procedures for the review had been completed and the Board would further deliberate on the application in their absence and inform the applicant of the Board's decision in due course. The Chairperson thanked the applicant's representatives and PlanD's representative for attending the meeting. They all left the meeting at this point.

Deliberation Session

51. The Chairperson noted that that the subject application was prima facie not in line with the intention of the "V" zone which was for village expansion and there was development of Small House in the vicinity. She said that in addition to the information provided and the applicant's submission during the hearing, it would be prudent to focus on the planning related considerations in the deliberation of this application.

52. Members were generally not in support of the case and expressed the following views:

- (a) there were insufficient technical assessments and planning justifications to warrant special consideration of the case;
- (b) given the revocation resulting from non-compliance of approval conditions and previous prosecution actions, there was no planning merit in support of this case;
- (c) quotations from surveyor shown during the hearing was not sufficient to demonstrate that genuine efforts had been made to comply with the previous approval conditions; and
- (d) the Board had already granted a previous approval under a very special circumstances and given a clear message to the applicant reminding him to fulfil the conditions and relocate on expiry of the permission.

Notwithstanding, the facility was still in operation and the building was even extended without permission. It was also noted that tenancy had been renewed for 3 years.

53. The Chairperson said that if there no planning merit, the application should be rejected. Members agreed that the subject review application could not be supported.

54. After further deliberation, the Board decided to reject the application on review and the reasons were:

- (a) the development was not in line with the planning intention of the “Village Type Development” zone on the OZP, which was to reflect existing recognized and other villages, and to provide land considered suitable for village expansion and reprovisioning of village houses affected by Government projects. Land within this zone was primarily intended for development of Small Houses by indigenous villagers. It was also intended to concentrate village type development within this zone for a more orderly development pattern, efficient use of land and provision of infrastructures and services. There was no strong justification in the submission for a departure from such planning intention; and
- (b) there was no information to demonstrate that the development would had no adverse drainage and landscape impacts on the surrounding areas.

Agenda Item 8

[Open Meeting]

Draft Hung Hom Outline Zoning Plan No. S/K9/19

Information Note and Hearing Arrangement for Consideration of Further Representations
(TPB Paper No. 7865)

[The meeting was conducted in Cantonese.]

55. The Secretary informed Members that Ms. Starry Lee had declared an interest in this item as she submitted further representation No. F9 and Ms. Lee had already left the meeting. She briefed Members that when the representations and comments to the draft Hung Hom OZP No. S/K9/19 was considered on 4.5.2007, the Board decided to propose

amendments to the Plan to partially meet representation No. R/S/K9/19-2 submitted by DHL Express (Hong Kong) Ltd (DHL) as stated in paragraphs 1.2(1) and 1.2(2) of the Paper.

56. Pursuant to s6B(8) of the Ordinance, when the proposed amendments were exhibited for public inspection under s6C on 25.5.2007, 1,014 further representations were received, with 8 supporting and 1,006 opposing the proposed amendments.

57. Out of the 1,006 opposing further representations, 951 were in standard submissions including the Chairman of the Laguna Verde Owners' Committee; 50 in standard format with additional input; 2 from 2 Kowloon City District Council Members (1 with 429 signatures and 154 questionnaire forms), and 3 from individual members of the public. In general, they considered that the proposed 'Cargo Handling and Forwarding Facility' ("CHFF") on the subject pier would have serious adverse impacts on road and marine traffic and environment; hence not compatible with the adjacent residential development; and propose that the subject pier should be used for public open space and tourist spots with accessibility enhanced by footbridges linking up with adjacent buildings. The 8 supporters considered that the proposed amendments could allow submission of planning application for consideration of relevant Government departments and the Board; promote Hong Kong's role as an international and Asia logistic hub; boost employment; and DHL's proposed use was compatible to the surrounding "OU(Business)" zone.

58. As the representations and comments were collectively considered by the Board on 4.5.2007 and the further representations were related to the same proposed amendments, it was considered more appropriate for the Board to hear the further representations without resorting to the appointment of a Representation Hearing Committee. A separate session would not be necessary and the hearing could be accommodated in the Board's regular meeting scheduled in July/August 2007.

59. As the proposed amendments to the draft Hung Hom OZP and draft Kai Tak OZP to incorporate proposals of the revised Kai Tak Preliminary Outline Development Plan were exhibited under s.6C of the Ordinance on the same date, it was recommended that further representations to the two OZPs should be considered by the Board in similar manner. The Information Note and Hearing Arrangement for Consideration of Further Representations of the draft Kai Tak OZP No. S/K22/1 (TPB Paper No.7857) would also be discussed at the same meeting.

60. After deliberation, the Board agreed to the proposed hearing arrangements set out

in paragraph 2.2.of the Paper.

Agenda Item 9

[Open Meeting]

Draft Kai Tak Outline Zoning Plan No. S/K22/1

Information Note and Hearing Arrangement for Consideration of Further Representations
(TPB Paper No. 7857)

[The meeting was conducted in Cantonese.]

61. The Secretary informed Members that when the representations and comments to the draft Kai Tak OZP No. S/K22/1 6 was considered on 4.5.2007, the Board decided to propose amendments to partially meet some of the representations as stated in paragraphs 1.2(a) to 1.2(d) of the Paper.

62. Pursuant to s.6B(8) of the Ordinance, when the proposed amendments were exhibited for public inspection under s.6C on 25.7.2007, 2 further representations were received. Responses were also received from original Representations No. TPB/R/S/K22/1-3, 10 and 12.

63. Further Representation No. TPB/R/S/K22/1-F was submitted by the San Po Kong Residents Association and the San Po Kong Owners Association against the proposed amendment Item A. Further Representation No. TPB/R/S/K22/2-F was submitted by Mr. Chong Yam-ming, Chairman of Kwun Tong Central Area Committee, commenting that a link road should be provided to connect the tip of the former runway with the network in Kwun Tong and the developments in Kai Tak and Kwun Tong should be complementary, which was not related to any amendments while the issue of bridge link to Kwun Tong had been considered by the Board. According to s.6D(3)(b) of the Ordinance, as this further representation was not made on any of the proposed amendments, it should be treated as not having been made.

64. As the representations and comments were considered by the Board on 4.5.2007, it was considered appropriate for the Board to hear the further representations without resorting to the appointment of a Representation Hearing Committee. A separate session would not be necessary and the hearing could be accommodated in the Board's regular meeting scheduled in July/August 2007.

65. After deliberation, the Board decided to:
- (a) agreed that the Further Representation No.TPB/R/S/K22/1-F2 related to the provision of a link road between the tip of the former airport runway and Kwun Tong was considered invalid under s.6D(3)(b) of the Ordinance; and
 - (b) agreed to the proposed hearing arrangements set out in paragraph 2.2.of the Paper.

Agenda Item 10

[Open Meeting]

Any Other Business

[The meeting was conducted in Cantonese.]

66. As this was the last TPB meeting chaired by the Chairperson, she commended Members for their commitment and dedication to serving on the Board. She also thanked them for their unfailing support tendered during her term of chairmanship.

67. A vote of thanks was proposed by the Vice-Chairman for her leadership and contribution to the work of the Board. Members wished Mrs. Lau every success in her new post.

68. There being no other business, the meeting was closed at 12.50 p.m.