

TOWN PLANNING BOARD

**Minutes of 691st Meeting of the
Metro Planning Committee held at 9:00 a.m. on 18.3.2022**

Present

Director of Planning
Mr Ivan M.K. Chung

Chairman

Mr Wilson Y.W. Fung

Vice-chairman

Dr Frankie W.C. Yeung

Dr Lawrence W.C. Poon

Mr Thomas O.S. Ho

Mr Alex T.H. Lai

Professor T.S. Liu

Ms Sandy H.Y. Wong

Mr Franklin Yu

Mr Stanley T.S. Choi

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Professor John C.Y. Ng

Professor Roger C.K. Chan

Professor Jonathan W.C. Wong

Assistant Commissioner for Transport (Urban),
Transport Department
Mr Patrick K.H. Ho

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

Principal Environmental Protection Officer (Metro Assessment),
Environmental Protection Department
Dr Sunny C.W. Cheung

Assistant Director (Regional 1), Lands Department
Ms Trevina C.W. Kung

Deputy Director of Planning/District
Mr C.K. Yip

Secretary

Absent with apologies

Mr C.H. Tse

In Attendance

Assistant Director of Planning/Board
Ms Lily Y.M. Yam

Chief Town Planner/Town Planning Board
Miss Josephine Y.M. Lo

Town Planner/Town Planning Board
Mr Gary T.L. Lam

Opening Remarks

1. The Chairman said that the meeting would be conducted with video conferencing arrangement.

Agenda Item 1

Confirmation of the Draft Minutes of the 690th MPC Meeting held on 4.3.2022

[Open Meeting]

2. The draft minutes of the 690th MPC meeting held on 4.3.2022 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

3. The Secretary reported that in the light of the critical epidemic situation and tightened social distancing measures, Members agreed on 25.2.2022 and 11.3.2022 by circulation to adjourn the consideration of s.12A applications (No. Y/H9/7 and Y/TWW/7 respectively) under section 12A(20) of the Town Planning Ordinance. The respective applicants/agents of the applicants had been informed of the MPC's decision, and the meeting date(s) would be fixed to consider the applications.

Tsuen Wan and West Kowloon District

Agenda Item 3

Section 16 Application

[Open Meeting]

A/K1/263 Proposed Hotel and Related Tourism Development (Amendments to an Approved Master Layout Plan) in “Comprehensive Development Area” Zone, The Former Marine Police Headquarters Site, Junction of Canton Road and Salisbury Road, Tsim Sha Tsui, Kowloon
(MPC Paper No. 3/22)

4. The Secretary reported that the application site was located in Tsim Sha Tsui. The application was submitted by Flying Snow Limited, which was a subsidiary of CK Hutchison Holdings Limited (CKHH), and KTA Planning Limited (KTA) was one of the consultants of the applicant. The following Members had declared interests on the item:

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|---|---|--|
| Ms Trevina C.W. Kung
<i>(as Assistant Director
(Regional 1), Lands
Department)</i> | - | her spouse being an employee of CK Asset Holdings Limited, which was related to CKHH; |
| Mr Alex T.H. Lai | - | his former firm having current business dealings with CKHH; |
| Mr Daniel K.S. Lau | - | being a member of the Hong Kong Housing Society which had business dealings with KTA;
and |
| Mr Stanley T.S. Choi | - | his spouse being a director of a company which owned properties in Tsim Sha Tsui. |

5. The Committee noted that the Planning Department (PlanD) requested to defer consideration of the application. As the interest of Ms Trevina C.W. Kung was direct, the Committee agreed that she could stay in the meeting but should refrain from participating in

the discussion. As the interest of Mr Daniel K.S. Lau was indirect, Mr Alex T.H. Lai had no involvement in the application, and the properties owned by the company of Mr Stanley T.S. Choi's spouse had no direct view of the application site, the Committee agreed that they could stay in the meeting.

6. The Secretary reported that in view of the situation of COVID-19 and the latest special work arrangement for government departments, all fieldwork had been suspended, and some relevant background information of the application site and comments from relevant government departments, which were essential for the consideration of the application by the Committee, were not yet available. Therefore, PlanD requested deferment of consideration of the application until such information became available.

7. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 4

Section 16 Application

[Open Meeting]

A/K5/848 Proposed Shop and Services in "Other Specified Uses" annotated "Business (1)" Zone, Unit 1 on Ground floor W668, No. 668 Castle Peak Road, Kowloon
(MPC Paper No. 3/22)

8. The Secretary reported that in view of the situation of COVID-19 and the latest special work arrangement for government departments, all fieldwork had been suspended, and some relevant background information of the application site and comments from relevant government departments, which were essential for the consideration of the application by the Committee, were not yet available. Therefore, Planning Department (PlanD) requested deferment of consideration of the application until such information became available.

9. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 5

Section 16 Application

[Open Meeting]

A/K5/849 Proposed Shop and Services in “Other Specified Uses” annotated “Business (1)” Zone, Unit 2 on Ground floor W668, No. 670 Castle Peak Road, Kowloon
(MPC Paper No. 3/22)

10. The Secretary reported that in view of the situation of COVID-19 and the latest special work arrangement for government departments, all fieldwork had been suspended, and some relevant background information of the application site and comments from relevant government departments, which were essential for the consideration of the application by the Committee, were not yet available. Therefore, Planning Department (PlanD) requested deferment of consideration of the application until such information became available.

11. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 6

Section 16 Application

[Open Meeting]

A/KC/478 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Non-Polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods) in “Other Specified Uses” annotated “Business” Zone, 7-13 Lam Tin Street, Kwai Chung, New Territories

(MPC Paper No. A/KC/478A)

12. The Secretary reported that Arthur Yung and Associates Company Limited (AYA) and RHL Surveyors Limited (RHL) were two of the consultants of the applicant. The following Members had declared interests on the item:

Mr Wilson Y.W. Fung]	
<i>(Vice-chairman)</i>]	
]	personally knowing the Managing Director of
Dr Lawrence W.C. Poon]	RHL; and
]	
Ms Sandy H.Y. Wong]	
Mr Alex T.H. Lai	-	his former firm having current business dealings with AYA.

13. The Committee noted that the applicant had requested deferment of consideration of the application. As Dr Lawrence W.C. Poon, Messrs Wilson Y.W. Fung and Alex T.H. Lai and Ms Sandy H.Y. Wong had no involvement in the application, the Committee agreed that they could stay in the meeting.

14. The Secretary reported that the applicant’s representative requested on 3.3.2022 deferment of consideration of the application for two months so as to allow more time to resolve the departmental comments concerning the submitted further information. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information including traffic impact

assessment, revised sewerage impact assessment and various technical clarifications to address departmental comments.

15. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information 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 Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. Since it was the second deferment and a total of four months had been allowed for preparation of the submission of further information, it was the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

[Mr Stephen C.Y. Chan, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), was invited to the meeting at this point.]

Agenda Item 7

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/KC/486 Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Non-Polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods) in "Other Specified Uses" annotated "Business" Zone, 66-72 Lei Muk Road, Kwai Chung, New Territories
(MPC Paper No. A/KC/486B)

16. The Secretary reported that KTA Planning Limited (KTA) was one of the consultants of the applicant. Mr Daniel K.S. Lau had declared an interest on the item for being a member of the Hong Kong Housing Society which had business dealings with KTA.

17. As the interest of Mr Daniel K.S. Lau was indirect, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

18. With the aid of a PowerPoint presentation, Mr Stephen C.Y. Chan, STP/TWK, briefed Members on the background of the application, the proposed development, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. The Planning Department had no objection to the application.

19. Some Members raised the following questions:

- (a) details of the recessed entrance on ground floor (G/F) of the proposed development;
- (b) how pedestrians could access the proposed development from Lei Muk Road and how pedestrian safety could be ensured given the current layout of the recessed entrance, vehicular access and pedestrian entrance;
- (c) the rationale of providing the planned layby along Lei Muk Road and whether its location was specified by relevant government departments; and
- (d) whether the location of vehicular access of the proposed development was stipulated in the lease of the application site (the Site).

20. In response, Mr Stephen C.Y. Chan, STP/TWK, made the following main points:

- (a) as illustrated in Drawings A-11 and A-12 of the Paper, with the overhang structures on 1/F and 2/F of the proposed development covering the pedestrian entrance and vehicular access on G/F, the recessed entrance fronting Lei Muk Road could serve similar function as a canopy, which would provide weather protection for pedestrians and users entering the proposed development;

- (b) as illustrated in Drawing A-2 of the Paper, a 3.6m-wide full-height building setback from the lot boundary abutting Lei Muk Road was proposed to facilitate the long-term widening of footpath in association with the planned layby as designated on the Kwai Chung Outline Development Plan No. D/KC/D (the ODP). Prior to the implementation of the layby, the northwestern portion of the setback area would serve as public footpath in addition to the existing footpath, and pedestrians could access the entrance lobby of the proposed development via the widened footpath and across the proposed vehicular access. Upon implementation of the planned layby, the northwestern portion of the setback area would remain as public footpath. The applicant had committed to take up the management and maintenance of the setback area in the interim. To ensure pedestrian safety, railings and dropped kerb were proposed to provide physical separation between the pedestrian entrance and vehicular access. It was anticipated that other management measures would be explored by the applicant at the detailed design stage. An approval condition regarding the design and provision of vehicular access for the proposed development had been recommended to allow further review of the vehicular access at the detailed design stage;
- (c) the planned layby along Lei Muk Road originally designated on the ODP and the revised location as agreed by the relevant government departments were indicated on Plan A-2 of the Paper. The planning intention of providing a layby within this part of industrial area was to facilitate on-street loading/unloading activities so that traffic condition in the area would not be adversely affected. Relevant government departments also confirmed that the provision of the planned layby at this locality as intended on the ODP was still required. The detailed design of the planned layby was subject to review; and
- (d) there was no information in hand regarding the exact location of vehicular access stipulated under the lease. Given that the Site was accessible only from Lei Muk Road and the planned layby would abut the northwestern boundary of the Site, the choice for the proposed location of the vehicular access to the proposed development was rather constrained.

21. In response to a Member's further enquiry on the need of the planned layby along Lei Muk Road and his concerns on the potential interface issue between the loading/unloading activities at the planned layby and the pedestrian circulation in view of the G/F layout under the proposed scheme, the Chairman supplemented that in general, provision of laybys could allow loading/unloading activities of passengers and goods without affecting traffic flow and relevant government departments would identify suitable opportunity to provide laybys in the existing urban areas to help alleviate traffic congestion. The planned layby along Lei Muk Road designated on the ODP was intended for such purpose and the proposed scheme under the current application had allowed the future provision of the planned layby upon redevelopment. Any potential interface issue could be resolved at the detailed design stage of the planned layby. The Member also suggested to explore the possibility of designating additional non-building area along Lei Muk Road to further improve the walking environment and traffic condition in the area.

22. In response to a Member's enquiry on whether planning permission would be required if the proposed development was later converted for office use, Mr Stephen C.Y. Chan, STP/TWK, said that the proposed development under the current application was for non-polluting industrial use and should the application be approved, the implementation of the proposal should conform to the approved scheme. Once a development with planning permission was completed, the relevant planning permission would lapse. Any future change of use or redevelopment would need to conform to the extant statutory plan. Currently, 'Office' use was always permitted according to Schedule I for the subject "Other Specified Uses" annotated "Business" zone under the Kwai Chung Outline Zoning Plan. The Chairman supplemented that the Site was restricted for industrial uses under the lease and application to the Lands Department for lease modification for a change of use was required.

Deliberation Session

23. The Chairman remarked that the application was for minor relaxation of plot ratio restriction for a permitted use at the Site, and the Development Bureau had no objection to the application from the policy perspective taking into account that various planning and design merits were proposed and relevant government departments had no objection to or no

adverse comment on the technical assessments of the application.

24. Whilst Members generally had no objection to the application, two Members raised concerns on the proposed G/F layout of the proposed development in that the proposed location of entrance lobby and vehicular access and its interface with the planned layby along Lei Muk Road might cause conflicts between pedestrians and vehicles entering the development in future. In view of Members' concerns, the Chairman said that while an approval condition on the design and provision of vehicular access for the proposed development was recommended, an additional advisory clause could be incorporated to invite the applicant to review the G/F layout of the proposed development, including the location of the entrance lobby, with a view to addressing the potential interface issue of the pedestrian entrance and vehicular access. Members agreed. PlanD would also help scrutinize the G/F layout of the proposed development in building plan submission stage as appropriate.

25. Regarding a Member's concern on possible illegal parking at the planned layby in future, the Chairman said that setback was proposed by the applicant to allow flexibility to provide the planned layby, and the design and future management issues of the layby were subject to review by relevant government departments at the detailed design stage upon implementation.

26. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB). The permission should be valid until 18.3.2026, and after the said date, the permission should cease to have effect unless before the said date, the development permitted was commenced or the permission was renewed. The permission was subject to the following conditions:

- “(a) the design and provision of parking facilities, loading/unloading spaces and vehicular access for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (b) the submission of an updated Sewerage Impact Assessment to the satisfaction of the Director of Environmental Protection or of the TPB;

- (c) the implementation of the local sewerage upgrading/sewerage connection works identified in the updated Sewerage Impact Assessment to the satisfaction of the Director of Drainage Services or of the TPB; and
- (d) the submission of land contamination assessments in accordance with the prevailing guidelines and the implementation of the remediation measures identified therein prior to the development of the site to the satisfaction of the Director of Environmental Protection or of the TPB.”

27. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix V of the Paper and the following additional advisory clause:

“to review the ground floor layout of the proposed development, including the location of the entrance lobby, with a view to addressing the potential interface issue of the pedestrian entrance and vehicular access.”

[The Chairman thanked Mr Stephen C.Y. Chan, STP/TWK, for his attendance to answer Members’ enquiries. He left the meeting at this point.]

31. After deliberation, the Committee decided to defer a decision on the application as requested by PlanD. The Committee agreed that the application should be submitted for its consideration as soon as practicable after the fieldwork was resumed and the required background information of the application site and comments from relevant government departments could be made available.

Agenda Item 9

Section 16 Application

[Open Meeting]

A/H4/101 Public Utility Installation (Telecommunications Radio Base Station) in
“Comprehensive Development Area (2)”, Roof Floor and Upper Deck
Floor of Central Pier 6, Central, Hong Kong
(MPC Paper No. A/H4/101A)

32. The Secretary reported that the application was submitted by China Mobile Hong Kong Company Limited (CMHK). Mr Alex T.H. Lai had declared an interest on the item for his former firm having current business dealings with CMHK.

33. The Committee noted that the applicant had requested deferment of consideration of the application. As Mr Alex T.H. Lai had no involvement in the application, the Committee agreed that he could stay in the meeting.

34. The Secretary reported that the applicant requested on 4.3.2022 deferment of consideration of the application for two months so as to allow more time to address public comments on minimizing visual impact of the installation. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had not submitted further information to address the public comments as more time was required to prepare further information.

35. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its

consideration within two months from the date of receipt of further information from the applicant. If the further information 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 Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information. Since it was the second deferment and a total of four months had been allowed for preparation of the submission of further information, it was the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

[Ms Jessie K.P. Kwan, Senior Town Planner/Kowloon (STP/K), was invited to the meeting at this point.]

Agenda Item 10

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/K/23 Temporary Public Vehicle Park (excluding Container Vehicle) for Letting of Surplus Monthly Parking Spaces to Non-residents for a Period of 5 Years in "Residential (Group A)" Zone, (a) Lei Yue Mun Estate, (b) Yau Chui Court and Yau Tong Estate, and (c) Wo Lok Estate, Kwun Tong District, Kowloon
(MPC Paper No. A/K/23)

36. The Secretary reported that the application was submitted by the Hong Kong Housing Authority (HKHA). The following Members had declared interests on the item:

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| Mr Paul Y.K. Au
<i>as the Chief Engineer
(Works), Home
Affairs Department</i> | - | being a representative of the Director of Home Affairs who was a member of the Strategic Planning Committee and the Subsidised Housing Committee of HKHA; |
| Mr Thomas O.S. Ho | - | having current business dealings with HKHA; |

- Mr Franklin Yu - being a member of the Building Committee and Tender Committee of HKHA;
- Mr Alex T.H. Lai - his former firm having current business dealings with HKHA;
- Dr Lawrence W.C. Poon - his spouse being an employee of the Housing Department (HD), which was the executive arm of HKHA, but not involved in planning work; and
- Mr Daniel K.S. Lau - being a member of the Hong Kong Housing Society which currently had discussion with HD on housing development issues.

37. As the interests of Messrs Paul Y.K. Au, Thomas O.S. Ho and Franklin Yu were direct, the Committee agreed that they should be invited to leave the meeting temporarily for the item. As the interest of Dr Lawrence W.C. Poon was indirect and Messrs Alex T.H. Lai and Daniel K.S. Lau had no involvement in the application, the Committee agreed that they could stay in the meeting.

[Messrs Paul Y.K. Au, Thomas O.S. Ho and Franklin Yu left the meeting and Dr Frankie W.C. Yeung joined the meeting at this point.]

Presentation and Question Sessions

38. With the aid of a PowerPoint presentation, Ms Jessie K.P. Kwan, STP/K, 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 had no objection to the application.

39. Members had no question on the application.

Deliberation Session

40. The Chairman said that the applied public vehicle park was to optimise the use of public resources and previous applications for the same use were approved by the Committee before.

41. A Member, whilst having no objection to the application, noted that the letting of surplus parking spaces for non-residents in many public housing developments had become a norm, considered that there might be a need to review the standard of vehicle parking spaces provision for public housing in order to better utilise the resources. The Committee noted that there were 21 similar applications submitted by HKHA for letting surplus monthly vehicle parking spaces to non-residents on a temporary bases covering about 30 public rental housing estates/home ownership scheme developments in Kwun Tong District. Applications for letting out the surplus parking spaces to non-residents were submitted based on individual circumstances, and the HKHA had not applied for such temporary use for other public housing developments in the district, while some previously approved applications were not renewed. In general, provision of vehicle parking spaces for public housing developments would need to comply with the relevant standards in the Hong Kong Planning Standards and Guidelines (HKPSG) and adjustments of provision, in consultation with the Transport Department, would be made on a case-by-case basis. Besides, due to changing circumstances, e.g. ageing of residents, the demand for parking spaces in some public housing developments might decrease over time.

42. A Member remarked that while the demand for parking spaces in some public housing developments might decrease due to aging population, the demand for elderly services and facilities would increase in turn and might need to be addressed.

43. The Chairman said that the HKPSG served as a basis to determine the provision of vehicle parking spaces in public housing developments, and adjustments of provision would be considered during the preparation of planning brief on a case-by-case basis. To meet the changing demand for vehicle parking spaces, the Transport Department had completed a review on the standards for provision of ancillary parking spaces and updated standards had been recently incorporated in the HKPSG. For developments where there was

surplus in parking space provision due to changing circumstances, planning application could be submitted for letting parking spaces to non-residents or change of use with a view to facilitating efficient use of resources and the applications would be considered based on their individual merits.

44. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board. The permission should be valid on a temporary basis for a period of five years up to 18.3.2027. The permission was subject to the following condition:

“Priority should be accorded to the respective residents of Lei Yue Mun Estate, Yau Chui Court, Yau Tong Estate, Yau Lai Estate and Wo Lok Estate in the letting of the surplus vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.”

45. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix VI of the Paper.

[The Chairman thanked Ms Jessie K.P. Kwan, STP/K, for her attendance to answer Members’ enquiries. She left the meeting at this point.]

[Mr Ernest C.M. Fung, Senior Town Planner/Kowloon (STP/K), was invited to the meeting at this point.]

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

A/K22/33 Office in “Comprehensive Development Area” Zone and area shown as ‘Road’, Workshop A, 1/F, Newport Centre Phase I, 118 Ma Tau Kok Road, Kowloon and Flats 7 and 8, Upper Ground Floor; Flats 12, 14, 16, 18 and 20, 1/F; and Flats 4, 6, and 8, 3/F, Newport Centre Phase II, 116 Ma Tau Kok Road, Kowloon
(MPC Paper No. A/K22/33A)

46. The Secretary reported that RHL Surveyors Limited (RHL) was the consultant of the applicants. The following Members had declared interests on the item:

Mr Wilson Y.W. Fung]	
(Vice-chairman)]	
]	personally knowing the Managing Director of
Dr Lawrence W.C. Poon]	RHL.
]	
Ms Sandy H.Y. Wong]	

47. As Mr Wilson Y.W. Fung, Dr Lawrence W.C. Poon and Ms Sandy H.Y. Wong had no involvement in the application, the Committee agreed that they could stay in the meeting.

Presentation and Question Sessions

48. With the aid of a PowerPoint presentation, Mr Ernest C.M. Fung, STP/K, 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 had no objection to the application.

49. Members had no question on the application.

Deliberation Session

50. After deliberation, the Committee decided to approve the application, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) the provision of fire service installations and water supplies for firefighting in the subject premises within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 18.9.2022;
- (b) the submission of sewerage connection proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the TPB by 18.9.2022; and
- (c) if any of the above planning condition (a) or (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

51. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix III of the Paper.

[The Chairman thanked Mr Ernest C.M. Fung, STP/K, for his attendance to answer Members' enquiries. He left the meeting at this point.]

Agenda Item 12

Any Other Business

52. There being no other business, the meeting was closed at 9:55 a.m.