

TOWN PLANNING BOARD

Minutes of 710th Meeting of the Metro Planning Committee held at 9:00 a.m. on 23.12.2022

Present

Director of Planning
Mr Ivan M. K. Chung

Chairman

Mr Wilson Y.W. Fung

Vice-chairman

Mr Franklin Yu

Mr Daniel K.S. Lau

Ms Lilian S.K. Law

Professor Jonathan W.C. Wong

Professor Roger C.K. Chan

Assistant Commissioner (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 (Acting),
Lands Department
Mr Lawrance S.C. Chan

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

Secretary

Absent with Apologies

Ms Sandy H.Y. Wong

Mr Stanley T.S. Choi

Mr Ricky W.Y. Yu

Mr Ben S.S. Lui

Mr Timothy K.W. Ma

Ms Bernadette W.S. Tsui

In Attendance

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

Chief Town Planner/Town Planning Board
Ms Johanna W.Y. Cheng

Town Planner/Town Planning Board
Mr Brian C.L. Chau

Agenda Item 1

Confirmation of the Draft Minutes of the 709th MPC Meeting held on 9.12.2022

[Open Meeting]

1. The draft minutes of the 709th MPC meeting held on 9.12.2022 were confirmed without amendments.

Agenda Item 2

Matter Arising

[Open Meeting]

2. The Secretary reported that there were no matters arising.

Kowloon District

Agenda Item 3

Section 12A Application

[Open Meeting]

Y/K9/19 Application for Amendment to the Approved Hung Hom Outline Zoning Plan No. S/K9/28, To rezone the application site from “Residential (Group A) 4” to “Government, Institution or Community (1)”, Hung Hom Inland Lots 238 S.F RP and 238 S.G, 37 Winslow Street, Hung Hom, Kowloon
(MPC Paper No. Y/K9/19A)

3. The Secretary reported that the application was withdrawn by the applicant after the issuance of the paper.

Tsuen Wan and West Kowloon District

Agenda Item 4

Section 16 Application

[Open Meeting]

A/K5/854 Shop and Services (Showroom for Garments and Accessories) in “Other Specified Uses” annotated “Business (2)” Zone, Workshop C12, G/F, Block C, Hong Kong Industrial Centre, 489-491 Castle Peak Road, Cheung Sha Wan, Kowloon
(MPC Paper No. A/K5/854)

4. The Committee noted that the applicant’s representative requested on 6.12.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

5. 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, and no further deferment would be granted unless under very special circumstances.

Agenda Item 5

Section 16 Application

[Open Meeting]

A/TY/146 Proposed Temporary Logistics Centre for a Period of 6 Years in “Other Specified Uses” annotated “Boatyard and Marine-oriented Industrial Uses” Zone, Tsing Yi Town Lot 102 (Part), 98 Tam Kon Shan Road, Tsing Yi, New Territories
(MPC Paper No. A/TY/146)

6. The Secretary reported that the application site was located in Tsing Yi and Mr Stanley T.S. Choi had declared an interest on the item for being a supervisor of a primary school in Tsing Yi.

7. The Committee noted that the applicant had requested deferment of consideration of the application and Mr Stanley T.S. Choi had tendered an apology for being unable to attend the meeting.

8. The Committee noted that the applicant requested on 5.12.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

9. 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, and no further deferment would be granted unless under very special circumstances.

Hong Kong District

Agenda Item 6

[Open Meeting]

Proposed Amendments to the Approved Wan Chai North Outline Zoning Plan No. S/H25/4
(MPC Paper No. 15/22)

10. The Secretary reported that Ove Arup & Partners Hong Kong Limited (ARUP) and Wong & Ouyang (Hong Kong) Limited (WOHK) were two of the consultants of the Hong Kong Trade Development Council (HKTDC) that prepared the technical assessments in support of the proposed amendments. Mr Franklin Yu had declared an interest on the item for having current business dealings with ARUP and past business dealings with Wong & Ouyang (Building Services) Limited which was related to WOHK. The Committee noted that Mr Franklin Yu had not yet arrived to join the meeting. As Mr Franklin Yu had no involvement in the proposed amendments, the Committee agreed that he could join the meeting upon his arrival.

11. The following government representatives and representatives of HKTDC and their consultants were invited to the meeting at this point :

PlanD

- Mr Mann M.H. Chow - District Planning Officer/Hong Kong (DPO/HK)
- Ms Floria Y.T. Tsang - Senior Town Planner/Hong Kong (STP/HK)
- Mr David S.T. Leung - Town Planner/Hong Kong (TP/HK)

Commerce and Economic Development Bureau (CEDB)

- Mr Harry T.Y. Lin - Principal Assistant Secretary for Commerce & Economic Development 1 (PAS for Commerce & Econ Dev 1)
- Mr Alec Y.P. Luk - Engineer(1) (E(1))

Hong Kong Trade Development Council (HKTDC)

- Ms Jocelyn Chung - Head of Hong Kong Convention and Exhibition Centre (HKCEC) Affairs
- Mr Max Ngai - Principal Project Manager, HKCEC Affairs

Consultants of HKTDC

- Mr Albert Chan - WOHK
- Mr Vincent Lau - Townland Consultants Limited
- Mr Chapman Lam }
Mr K. C. Tong } MVA Hong Kong Limited
- Mr Ringo Lee - Earthasia Design Group
- Ms Kylie Lam - ARUP
- Mr K. S. Lee - Cinotech Consultants Limited
- Mr Calvin Chiu - Ramboll Hong Kong Limited

12. With the aid of a PowerPoint presentation, Ms Floria Y.T. Tsang, STP/HK, briefed Members on the background of the proposed amendments to the OZP, technical considerations, consultation conducted and departmental comments as detailed in the Paper. The main proposed amendment was for rezoning a site currently occupied by Wan Chai Government Towers (WCGTs), Kong Wan Fire Station, Gloucester Road Garden and part of Harbour Road (the Site) from “Government, Institution or Community” and an area shown as ‘Road’ to “Other Specified Uses (6)” annotated “Exhibition Centre with Commercial Development” (the “OU(6)” zone) (Amendment Item A).

13. As the presentation of PlanD's representative had been completed, the Chairman invited questions from Members.

14. The Vice-chairman and some Members raised the following questions :

Proposed Uses

- (a) the factors that had been taken into account when deciding on the proposed mix of convention and exhibition (C&E), hotel and office uses (the three proposed uses) and their respective gross floor area (GFA); the reason why the GFA proposed for C&E facilities was lower than that for proposed office; and whether the Site had been fully utilised to meet the demand for C&E facilities;
- (b) whether there was flexibility for the future developer to decide on the GFA mix to cater for the latest market needs;
- (c) the existing supply of C&E facilities in Hong Kong and its demand forecast;
- (d) any examples of development with the three proposed uses accommodated within one building and how management of the three proposed uses in a co-ordinated manner could be ensured;

Building Bulk

- (e) noting the substantial scale of the proposed development, how it would be compatible with the neighbouring developments and why the hotel was proposed on top of the office floors under the conceptual scheme;
- (f) how the proposed development could be a 'landmark' building in the context for ridgeline protection under the Hong Kong Planning Standards and Guidelines (HKPSG);

Pedestrian Connectivity and Transport Provision

- (g) how future visitors would access the Site from the MTR Wan Chai Station and how congestion on the existing passageways and footbridges during exhibitions and events could be addressed. How accessibility to the Site, including vertical connectivity within the Site could be enhanced. Whether any resting place/seating area would be provided along the pedestrian passageway from the MTR Wan Chai Station to the Site, as well as within the Site;
- (h) noting that the existing loading/unloading (L/UL) traffic was already very congested during exhibition periods, what the L/UL arrangement for the C&E facilities in the proposed development would be;
- (i) the mechanism to ensure 24-hour public access of the pedestrian passageway and footbridge system;

Provision of Government, Institution and Community (GIC) facilities and Open Space

- (j) whether GIC facilities would be provided at the Site to promote social innovation, innovation and technology or start-ups for youth; and
- (k) the reprovisioning arrangement of the affected open space and government facilities and the overall social gain/loss brought about by the proposed development.

15. In response, with the aid of some Powerpoint slides, Mr Mann M.H. Chow, DPO/HK, Mr Harry T.Y. Lin, PAS for Commerce & Econ Dev 1 and Mr Albert Chan, WOHK made the following points :

Proposed Uses

- (a) the GFA of the C&E facilities was already maximised at the lowest 10 storeys of the proposed development. As C&E facilities required a larger footprint with specific requirements on extensive column-free

space, it was not practical to locate C&E facilities above 10-storey in view of the site coverage restrictions under the prevailing laws and regulations of the building regime and fire safety concern. To support the C&E facilities, hotel rooms were essential to provide accommodation for overseas visitors (estimated to be about 3,000 to 6,000 exhibitors during large scale exhibition events). Given the limited provision of hotel rooms in the Wan Chai North area (currently about 1,500 hotel rooms at the Renaissance Hong Kong Harbour View Hotel, Grand Hyatt Hong Kong and St Regis), visitors needed to consider alternative accommodations in other locations, including those in the Wan Chai hinterlands or even in Kowloon. Hence, a 500-room hotel was proposed on the Site. The remaining GFA calculated from the total plot ratio of 15 was then reserved for Grade A office;

- (b) to provide flexibility, only a maximum total GFA was stipulated for the “OU(6)” zone on the OZP. While there would be specific requirements on the provision of C&E facilities in land disposal, the future developer would have some flexibility to determine the GFA split of hotel and office uses;
- (c) regarding the demand and supply of the C&E facilities, the existing HKCEC (Phases 1 and 2) and the Asia World Expo provided approximately 90,000m² and 66,000m² of C&E floor space respectively. The planned extension of Asia World Expo and the proposed development of the Site would provide an additional 34,000m² and 30,000m² of C&E floor space respectively. Though the future demand for C&E facilities could not be projected with certainty, especially in view of the current pandemic situation, according to the study published by the Global Association of the Exhibition Industry, there would continuously be strong demand for tradition physical exhibitions (versus virtual exhibitions), and hence the need to provide additional C&E facilities;

Building Bulk

- (d) while there were not many examples of developments that accommodated the three proposed uses in one single development, the adjacent HKCEC was an example with C&E, hotel and office uses. The C&E facilities would be built and returned to the Government for management. The future developer would manage the office and hotel portions. There would be appropriate separation of traffic and pedestrians of the proposed uses and no adverse interface issue was anticipated;
- (e) regarding the scale of the proposed development, according to HKTDC's consultant, the footprint of the singular tower in the conceptual scheme was similar to that of the International Commerce Center (ICC). Regarding the locations of the office and hotel, reference had been made to other similar developments, including the ICC with the hotel placed on top floors above the office portion. Nonetheless, the future developer would have flexibility to determine the layout;
- (f) according to the HKPSG, whilst building free zone below ridgelines were recommended, it also stated that there should be flexibility for relaxation of building height based on individual merits and for special landmark buildings to give punctuation effects at suitable locations. In this regard, architectural design and special rooftop features could be adopted to create a more iconic design to signify the C&E cluster in Wan Chai North. The conceptual scheme was indicative and subject to detailed design of the future developer;

Pedestrian Connectivity and Transport Provision

- (g) for connection with the nearby MTR Stations, with the improvement works of the existing O'Brien Road footbridge system, the level of service for pedestrian would be improved and the estimated time for pedestrian to travel from the MTR Wan Chai Station through the Site to the HKCEC Phase 2 would be shortened. Moreover, the HKCEC can be approached from the new MTR Exhibition Centre Station. With the

proposed new footbridge connecting HKCEC Phase 2 with the MTR Exhibition Centre Station, it was anticipated that more visitors would be diverted to use the MTR Exhibition Centre Station to get to the Site in future;

- (h) it was not practical to provide resting place/seating area along the O'Brien Road footbridge as it would conflict with the busy pedestrian flow. The landing level of the footbridge within the Site would mainly be used for pedestrian circulation space but there might be scope to provide some seating area thereat. Visitors could also use the seating out area at ground level near the eastern boundary of the Site;
- (i) to enhance the connectivity and create better synergy effect with the existing C&E facilities in the HKCEC, an elevated connection was proposed across Harbour Road to provide same level connection to the existing facilities at the HKCEC. Also, barrier free access would be provided within the proposed development to enhance vertical accessibility within the Site and convenient connection to the entire footbridge system that linked with the Wan Chai hinterland and the waterfront area;
- (j) an underground vehicular tunnel would be constructed along Harbour Road as the main route for vehicular access to the proposed development with entrance to the tunnel in the vicinity of Fenwick Pier Street. There would be sufficient space for goods vehicles to queue up inside the tunnel to wait for L/UL without causing congestion to the local roads;
- (k) as the existing HKCEC and the proposed development were/would be managed by the Government or quasi-government organisation (i.e. HKTDC for HKCEC Phase 1), the footbridge connections and pedestrian facilities within the Site would be managed in a coherent manner;

Provision of GIC facilities and Open Space

- (l) regarding the possibility to incorporate other GIC facilities, ‘social welfare facility’ and ‘office’ uses were always permitted under the proposed zoning of the Site and no planning permission would be required from the Town Planning Board for the provision of premises to facilitate social innovation, innovation and technology or start-ups for youth. The possibility to provide additional GIC facilities at the Site could be further assessed at the detailed design stage;

- (m) regarding the provision of open space, a landscape deck of about 3,000m² would be provided atop the proposed vehicular tunnel entrance in the vicinity of Fenwick Pier Street to the northwest of the Site. Also, under the conceptual scheme, an outdoor seating area near the eastern boundary of the Site would be provided on the ground floor with landscaping design that would provide a comfortable and easily accessible space ideal for public enjoyment. Setback along Gloucester Road was also proposed to create a wider pedestrian path with a tree-lined boulevard that linked up with the existing open space at Central Plaza; and

- (n) the existing government facilities at the WCGTs would be relocated to other districts, including the new Inland Revenue Tower in Kai Tak, new Immigration Headquarters in Tseung Kwan O as well as the new District Court at Caroline Hill Road. With the proposed footbridge system, the general public could benefit from the enhancement in pedestrian connectivity between the Wan Chai hinterland and the waterfront. In this regard, a footbridge across Harbour Road connecting the Site with the elevated West Garden adjacent to the HKCEC was proposed such that pedestrians would have direct access to the harbourfront via the West Landscaped Deck (across Lung Wo Road/Expo Drive) which was already under construction.

[Mr Franklin Yu and Mr Paul Y.K. Au joined the meeting during the question and answer session.]

16. The Chairman remarked that the proposed amendment only stipulated the total GFA and building height restrictions under the “OU(6)” zone while flexibility was allowed for the future developer to determine the detailed land use mix.

17. After deliberation, the Committee decided to :

- (a) agree to the proposed amendments to the approved Wan Chai North Outline Zoning Plan (OZP) No. S/H25/4 and that the draft Wan Chai North OZP No. S/H25/4A at Attachment II of the Paper (to be renumbered to S/H25/5 upon exhibition) and its Notes at Attachment III of the Paper were suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance; and
- (b) adopt the revised Explanatory Statement (ES) at Attachment IV of the Paper for the draft Wan Chai North OZP No. S/H25/4A (to be renumbered to S/H25/5 upon exhibition) as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for the various land use zonings of the OZP and the revised ES would be published together with the OZP.

18. Members noted that, as a general practice, the Secretariat of the Board would undertake detailed checking and refinement of the draft OZP including the Notes and ES, if appropriate, before their publication under the Town Planning Ordinance. Any major revision would be submitted for the Board’s consideration.

[The Chairman thanked the government representatives and representatives of HKTDC and their consultants for their attendance to answer Members’ enquiries. They left the meeting at this point.]

Agenda Item 7

Section 16 Application

[Open Meeting]

A/H8/435 Proposed Comprehensive Residential Development with Minor Relaxation of Plot Ratio and Building Height Restrictions (Amendments to an Approved Master Layout Plan) in “Comprehensive Development Area (2)” Zone and an area shown as ‘Road’, Land falling within “Comprehensive Development Area (2)” zone and an area shown as ‘Road’ at Kai Yuen Street, North Point, Hong Kong
(MPC Paper No. A/H8/435A)

19. The Secretary reported that the application site (the Site) was located in North Point and C M Wong & Associates Limited (CMWA) was one of the consultants of the applicant. The following Members had declared interests on the item :

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|--------------------------|---|--|
| Mr Franklin Yu | - | having current business dealings with CMWA; |
| Mr Ricky W.Y. Yu | - | co-owning with spouse a property in North Point, and he being the Director and Chief Executive Officer of Light Be which rented a residential unit in North Point; and |
| Ms Bernadette W. S. Tsui | - | co-owning with spouse a property in North Point, and her spouse being a director of a company which owned a property in North Point. |

20. The Committee noted that the applicant’s representative had requested deferment of consideration of the application, and Mr Ricky W.Y.Yu and Ms Bernadette W.S. Tsui had tendered apologies for being unable to attend the meeting. As Mr Franklin Yu had no involvement in the application, the Committee agreed that he could stay in the meeting.

21. The Committee noted that the applicant’s representative requested on 19.12.2022 deferment of consideration of the application for one month so as to allow more time to address comments from the Transport Department. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had

submitted further information in response to departmental comments.

22. 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 one month was allowed for preparation of the submission of further information. Since it was the second deferment and a total of three 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.

Agenda Item 8

Section 16 Application

[Open Meeting]

A/H9/84	Proposed Eating Place in "Open Space" and "Other Specified Uses" annotated "Business" Zones, Ah Kung Ngam Lot No. 27 S. A, 27 A Kung Ngam Village Road, Shau Kei Wan, Hong Kong (MPC Paper No. A/H9/84)
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23. The Secretary reported that the application site was located in Shau Kei Wan and Ms Lilian S.K. Law had declared an interest on the item for being a former Executive Director and committee member of The Boys' & Girls' Clubs Association of Hong Kong which had a service unit in Shau Kei Wan.

24. The Committee noted that the applicant's representative had requested deferment of consideration of the application. As the interest of Ms Lilian S.K. Law was indirect, the Committee agreed that she could stay in the meeting.

25. The Committee noted that the applicant's representative requested on 1.12.2022

deferment of consideration of the application for two months so as to allow more time to address comments from the Buildings Department. It was the first time that the applicant requested deferment of the application.

26. 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, and no further deferment would be granted unless under very special circumstances.

Kowloon District

Agenda Item 9

Section 16 Application

[Open Meeting]

A/K18/345 Proposed Minor Relaxation of Building Height Restriction (from 10 Storeys to 11 Storeys) for Permitted Educational Institution (Academic Complex) in "Government, Institution or Community (7)" Zone, 224 Waterloo Road (Part), Kowloon Tong, Kowloon
(MPC Paper No. A/K18/345)

27. The Secretary reported that the application site was located in Kowloon Tong and the application was submitted by the Hong Kong Baptist University (HKBU) and Wong & Ouyang (Hong Kong) Limited (WOHK) was one of the consultants of the applicant. The following Members had declared interests on the item :

- Ms Sandy H.Y. Wong - being a council and court member of HKBU;
- Professor Jonathan W.C. Wong - being an employee of HKBU;
- Mr Franklin Yu - having past business dealings with HKBU and Wong & Ouyang (Building Services) Limited, which was related to WOHK; and
- Mr Stanley T.S. Choi - his spouse being a director of a company which owned properties in Kowloon Tong.

28. The Committee noted that the applicant had requested deferment of consideration of the application and Ms Sandy H.Y. Wong and Mr Stanley T.S. Choi had tendered apologies for being unable to attend the meeting. As the interest of Professor Jonathan W.C. Wong was direct, the Committee agreed that he could stay in the meeting but should refrain from participating in the discussion. As Mr Franklin Yu had no involvement in the application, the Committee agreed that he could stay in the meeting.

29. The Committee noted that the applicant's representative requested on 16.12.2022 deferment of consideration of the application for one month so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

30. 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 one month was allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 10

Section 16 Application

[Open Meeting]

A/K9/280 Proposed Flat with Permitted Hotel, Shop and Services and Eating Place Uses with Minor Relaxation of Gross Floor Area for a Public Car/Lorry Park in “Commercial (3)” Zone, Kowloon Inland Lot 11103, 12 Hung Lok Road, Hung Hom, Kowloon
(MPC Paper No. A/K9/280)

31. The Secretary reported that the application site was located in Hung Hom and Mr Stanley T.S. Choi had declared an interest on the item for owning a flat in Hung Hom.

32. The Committee noted that the applicant’s representative had requested deferment of consideration of the application and Mr Stanley T.S. Choi had tendered an apology for being unable to attend the meeting.

33. The Committee noted that the applicant’s representative requested on 7.12.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

34. 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, and no further deferment would be granted unless under very special circumstances.

Agenda Item 11

Section 16 Application

[Open Meeting]

A/K14/822 Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Office, Shop and Services and Eating Place Uses in “Other Specified Uses” annotated “Business” Zone, 25 Tai Yip Street, Kwun Tong, Kowloon
(MPC Paper No. A/K14/822)

35. The Committee noted that the applicant’s representative requested on 14.12.2022 deferment of consideration of the application for two months so as to allow more time to address comments from relevant government departments. It was the first time that the applicant requested deferment of the application.

36. 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, and no further deferment would be granted unless under very special circumstances.

Agenda Item 12

Section 16 Application

[Open Meeting]

A/K22/34

Proposed Minor Relaxation of Building Height Restriction for Proposed Commercial and Trade Mart Redevelopment in “Other Specified Uses” annotated “Trade Mart and Commercial Development” Zone and area shown as ‘Road’, New Kowloon Inland Lot No. 6032, 1 Trademart Drive, Kowloon Bay, Kowloon
(MPC Paper No. A/K22/34)

37. The Secretary reported that consideration of the application had been rescheduled.

Agenda Item 13

Any Other Business

38. There being no other business, the meeting was closed at 10:05 a.m..