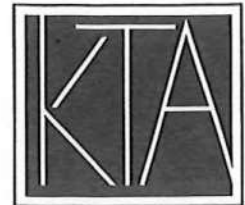


By Email

Our Ref: S3146/STTL461/24/012Lg

15 September 2025

Secretary, Town Planning Board  
15/F, North Point Government Offices  
333 Java Road  
North Point



PLANNING LIMITED

規劃顧問有限公司

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電郵EMAIL kta@ktaplanning.com

Dear Sir/Madam,

**Proposed Exhibition or Convention Hall  
within the Permitted In-situ Conversion for Residential Development  
cum Shop and Services/Eating Place, "Residential (Group A) 12" Zone  
No. 29 On Chun Street, Ma On Shan  
Sha Tin Town Lot No. 461  
(Planning Application No. A/MOS/131)  
Further Information No. 3**

This letter supersedes our previous letter dated 10 September 2025 (Ref. No. S3146/STTL461/24/011Lg).

Reference is made to the captioned S16 Planning Application which is scheduled for consideration by the Town Planning Board ("TPB") on 19 September 2025. At the request of Sha Tin, Tai Po and North District Planning Office, we would like to supplement the followings for the consideration of the TPB:

**(a) Separate Entrance for the Proposed Exhibition/Convention Hall and Future Residential Development Upon In-situ Conversion**

The Proposed Exhibition/Convention Hall is segregated from the future residential use (upon in-situ conversion) by the above-ground carpark and separate entrances for the proposed Exhibition/Convention Hall and future residential use will be provided to ensure no disturbance or nuisance to the future residents. A plan showing the separate entrances to the two uses is attached.

**(b) Location of the Proposed Exhibition/Convention Hall**

Please note that the proposed Exhibition/Convention Hall is located at the western corner of the future converted development which is currently occupied by restaurant and kitchen uses.

**(c) Completion Year of the Proposed Residential Development Upon In-situ Conversion**

The target completion year of the Proposed Residential Development is 2028 as it involves in-situ conversion of existing hotel into residential development (with Exhibition or Convention Hall and permitted Shop and Services/Eating Place) only instead of redevelopment which involves a longer development programme.

**(d) GFA of Carpark and Driveway**

The basement carpark is exempted from GFA calculation while the driveway and covered carpark at L1 is accountable for 50% of the GFA (i.e. 50% of about 2,156 m<sup>2</sup>). The total accountable GFA of carpark and driveway for the Proposed Development is about 1,078 m<sup>2</sup>.





**(e) Justifications for the Provision of Exhibition/Convention Hall at the Site**

Ma On Shan area is only served by one community centre and one community hall at present. The Site is conveniently located at the waterfront and well served by public transport and the proposed Exhibition or Convention Hall at the Site (which is well equipped with various facilities for holding exhibitions and events) would provide a venue for the different events including exhibitions, conventions, conferences, receptions, trade fairs and ceremonies to take place. The proposal is also in-line with Government's policies as announced in the 2023 and 2024 Policy Addresses to expand the Convention and Exhibition (C&E) facilities in order to facilitate further development of the C&E industry and enhance the incentives for recurrent exhibitions.

**(f) Building Height of the Proposed Residential Development Upon In-situ Conversion**

We would also like to clarify that the building height of the Proposed Residential Development (with Exhibition / Convention Hall and permitted Shop and Services/Eating Place) upon in-situ conversion is 16 storeys (including 1 level of basement). The E&M floor at the roof would not be counted towards the height of the building in accordance with Joint Practice Note No. 5.

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at [REDACTED]

Thank you for your kind attention.

Yours faithfully  
For and on behalf of  
KTA PLANNING LIMITED

A handwritten signature in black ink, appearing to be 'Kitty Wong', written over a horizontal line.

Kitty Wong

Encl.: Location of Entrances for the Proposed Exhibition/Convention Hall and Residential Portion

cc. STNDPO – Ms Elizabeth Ng (by Email)  
the Applicant & Team

KT/PL/KW/vy