

TOWN PLANNING BOARD

Minutes of 639th Meeting of the Metro Planning Committee held at 9:00 a.m. on 15.11.2019

Present

Director of Planning
Mr Raymond K.W. Lee

Chairman

Mr Lincoln L.H. Huang

Vice-chairman

Dr Lawrence W.C. Poon

Mr Wilson Y.W. Fung

Mr Thomas O.S. Ho

Mr Alex T.H. Lai

Ms Sandy H.Y. Wong

Mr Franklin Yu

Mr Daniel K.S. Lau

Assistant Commissioner for Transport (Urban),
Transport Department
Mr Michael H.S. Law

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
Mr Simon S.W. Wang

Deputy Director of Planning/District
Miss Fiona S.Y. Lung

Secretary

Absent with Apologies

Mr Sunny L.K. Ho

Mr Stephen H.B. Yau

Dr Frankie W.C. Yeung

Professor T.S. Liu

Mr Stanley T.S. Choi

Ms Lilian S.K. Law

Professor John C.Y. Ng

Professor Jonathan W.C. Wong

In Attendance

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

Chief Town Planner/Town Planning Board
Ms April K.Y. Kun

Town Planner/Town Planning Board
Ms Anita M.Y. Wong

Agenda Item 1

Confirmation of the Draft Minutes of the 638th MPC Meeting held on 1.11.2019

[Open Meeting]

1. The draft minutes of the 638th MPC meeting held on 1.11.2019 were confirmed without amendments.

Agenda Item 2

Matters Arising

[Open Meeting]

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

Tsuen Wan and West Kowloon District

Agenda Item 3

Section 12A Application

[Open Meeting]

Y/TW/13 Application for Amendment to the Approved Tsuen Wan Outline Zoning Plan No. S/TW/33, To Rezone the Application Site from “Other Specified Uses” annotated “Sports and Recreation Club” to “Residential (Group B) 6”, Hilltop Country Club, Hilltop Road, Tsuen Wan, New Territories
(MPC Paper No. Y/TW/13A)

3. The Secretary reported that the application site is located in Tsuen Wan and the application was submitted by ENM Holdings Limited (ENM). Kenneth To & Associates Limited (KTA), Wong & Ouyang (HK) Limited (WOL), MVA Hong Kong Limited (MVA) and Mott MacDonald HK Limited (MMHK) were four of the consultants of the applicant. The following Members had declared interests on the item:

- Mr Alex T.H. Lai - his firm having current business dealings with ENM, WOL, MVA and MMHK
- Mr Thomas O.S. Ho - having current business dealings with MVA and MMHK;
- Mr Franklin Yu - having current business dealings with WOL;
- Mr Daniel K.S. Lau - being an ex-Director (Development and Marketing) of the Hong Kong Housing Society which was having current business dealings with KTA;
- Mr Stanley T.S. Choi - his spouse being a director of a company which owned properties in Tsuen Wan; and
- Professor John C.Y. Ng - his spouse owning a flat in Tsuen Wan.

4. The Committee noted that the applicant had requested deferment of consideration of the application. The Committee also noted that Mr Stanley T.S. Choi and Professor John C.Y. Ng had tendered apologies for being unable to attend the meeting and Messrs Alex T.H. Lai and Franklin Yu had not yet arrived to join the meeting. As Mr Thomas O.S. Ho had no involvement in the application and the interest of Mr Daniel K.S. Lau was indirect, the Committee agreed that they could stay in the meeting.

5. The Committee noted that the applicant's representative requested on 8.11.2019 deferment of the consideration of the application for two months in order to allow time for preparation of further information to address the comments from government departments. It was the second time that the applicant requested deferment of the application. Since the last deferment, the applicant had submitted further information including responses to departmental comments, revised architectural drawings and various technical assessments to address departmental comments.

6. 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 three 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 the further information. Since it was the second deferment and a total of four months had been allowed for the preparation of the further information, no further deferment would be granted unless under very special circumstances.

Agenda Item 4

Section 12A Application

[Open Meeting]

Y/KC/15 Application for Amendment to the Draft Kwai Chung Outline Zoning Plan No. S/KC/29, To rezone the application site from "Open Space" to "Government, Institution or Community", Lot 984 RP in D.D. 450, Kwai Chung, New Territories
(MPC Paper No. Y/KC/15)

7. The Secretary reported that AGC Design Limited (AGC) was one of the consultants of the applicant. Mr Alex T.H. Lai had declared an interest on the item as his firm was having current business dealings with AGC. The Committee noted that Mr Alex T.H. Lai had not yet arrived to join the meeting.

8. The Committee noted that the applicant's representative requested on 14.10.2019 deferment of the consideration of the application for two months in order to allow time for preparation of further information to address the comments from 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 three 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 the further information, and no further deferment would be granted unless under very special circumstances.

[Ms Caroline T.Y. Tang, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), was invited to the meeting at this point.]

Tsuen Wan and West Kowloon District

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K3/580 Proposed Shop and Services, Eating Place and Office in "Residential (Group E)" Zone, 4-4A Mong Kok Road, Mong Kok, Kowloon
(MPC Paper No. A/K3/580A)

10. The Secretary reported that the application was submitted by Crystal Enterprises Company Limited (CECL) and Southland Company Limited (SCL). AGC Design Limited (AGC), MVA Hong Kong Limited (MVA) and BMT Hong Kong Limited (BMT) were three of the consultants of the applicants. The following Members had declared interests on the item:

Mr Alex T.H. Lai - his firm having current business dealings with CECL, SCL, AGC and MVA; and

Mr Thomas O.S. Ho - his firm having current business dealings with MVA and having past business dealings with BMT.

11. The Committee noted that Mr Alex T.H. Lai had not yet arrived to join the meeting. If Mr Alex T.H. Lai had no involvement in the application, he could stay in the meeting should he arrive. As Mr Thomas O.S. Ho had no involvement in the application, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

12. Ms Caroline T.Y. Tang, STP/TWK, drew Members' attention that three replacement pages (pages 2, 3 and 15 of the Paper) and a new appendix (Appendix Ig of the Paper) were tabled at the meeting. She then, with the aid of a PowerPoint presentation, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed shop and services, eating place and office;
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. Concerned government departments had no objection to or no adverse comments on the application;
- (d) during the first three weeks of the statutory publication periods, 20 public comments from individuals were received. Amongst them, 11 supported, eight objected to or provided views and one had no specific comment on the application. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessment made in paragraph 11 of the Paper. While the planning intention of the “Residential (Group E)” (“R(E)”) zone was to phase out existing industrial uses through redevelopment for

residential use, the Director of Environmental Protection confirmed that the site was subject to excessive road traffic noise impact from Mong Kok Road as well as potential air quality and fixed plant noise impacts. The proposed commercial development, which could serve as a buffer and noise screening structure for possible future residential buildings within the same “R(E)” zone, could be considered generally in line with the planning intention of the “R(E)” zone as it would facilitate residential development within the same zone and act as a catalyst to facilitate the transformation of the area by phasing out the existing industrial uses. Moreover, the proposed development was not incompatible with the surrounding commercial uses in the area. Furthermore, the site warranted special consideration as the lease restricted the site for industrial or commercial or education purposes, and the site, which was previously zoned “Industrial” (“I”), was the subject of two previously approved planning applications (No. A/K3/144 and A/K3/202) for commercial use with shops and cinemas and restaurant use respectively. Concerned government departments had no objection to or no adverse comments on the application. Regarding the public comments, the comments of government departments and the planning assessments above were relevant.

[Ms Sandy H.Y. Wong and Mr Paul Y.K. Au arrived to join the meeting during the presentation.]

[Mr Franklin Yu arrived to join the meeting at this point.]

13. Some Members raised the following questions:
- (a) noting that the site was more suitable for commercial than residential use and the lease for the site was restricted to non-residential use, why the site was zoned “R(E)” instead of “Commercial”, and whether the “R(E)” zoning should be reviewed;
 - (b) the provision of Government, institution and community (GIC) facilities in the area; and

- (c) whether there was any information on the demand for commercial and residential uses in the area.

[Mr Alex T.H. Lai arrived to join the meeting at this point.]

14. Ms Caroline T.Y. Tang, STP/TWK, made the following responses:

- (a) with reference to Plan A-1 of the Paper, the “R(E)” zone covering the site was drawn up having regard to the developments at the street block covering the application site, which was predominantly industrial use. The street block including the application site, which was bounded by Mong Kok Road, Canton Road, Arran Street and Tong Mi Road was rezoned from “I” to “R(E)” and “Other Specified Uses” annotated “Business” (“OU(B)”) in 2001 to encourage the phasing out of existing industrial uses through redevelopment and address the potential industrial/residential interface problems. Since then, there had been a number of planning applications for commercial, hotel and residential uses in “R(E)” zone that had been approved by the Committee. In addition, there were planning applications and/or building plan submissions for redevelopment/conversion of the existing industrial buildings in the “OU(B)” zone for non-polluting industrial uses and commercial uses;
- (b) the provision of GIC facilities in the Mong Kok area was generally sufficient except for a sports ground and elderly facilities; and
- (c) there was no information available in hand regarding the demand for commercial and residential uses in the area. However, according to the extant Mong Kok Outline Zoning Plan, about 10 hectares of land were zoned “Commercial”, while over 40 hectares of land were zoned “Residential (Group A)” and “R(E)”.

Deliberation Session

15. The Chairman remarked that the area near Tai Kok Tsui mainly comprised industrial buildings. It was the intention to phase out the industrial buildings through redevelopment. For areas that were near existing high density residential areas (i.e. fronting Canton Road), they were zoned “R(E)”. As the areas fronting Tong Mi Road and abutting the elevated West Kowloon Corridor were susceptible to traffic noise and environmental impacts, they were zoned “OU(B)”.

16. Members noted that though the site fell within “R(E)” zone, the site was located at the junction of Canton Road and Mong Kok Road subject to adverse traffic noise impact and it might be more suitable for commercial development.

17. A Member had no objection to the application but opined that more statistics (such as GIC provision) should be provided to facilitate Members’ understanding of the general situation of the district.

18. 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 15.11.2023, 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 and loading/unloading spaces for the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board; and
- (b) the provision of fire service installations and water supplies for fire fighting to the satisfaction of the Director of Fire Services or of the Town Planning Board.”

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

[The Chairman thanked Ms Caroline T.Y. Tang, STP/TWK, for her attendance to answer Members' enquiries. She left the meeting at this point.]

[Mr Daniel K.S. Lau left the meeting temporarily at this point.]

Agenda Item 6

Section 16 Application

[Open Meeting]

A/K3/583 Proposed Petrol Filling Station at Ground Floor of a Permitted Office/Commercial Redevelopment in "Other Specified Uses" annotated "Business" Zone, 3 Sham Mong Road, Tai Kok Tsui, Kowloon
(MPC Paper No. A/K3/583)

20. The Secretary reported that the application was submitted by Lindenford Limited (Lindenford) and Townland Consultants Limited (Townland), AECOM Asia Company Limited (AECOM) and MVA Hong Kong Limited (MVA) were three of the consultants of the applicant. The following Members had declared interests on the item:

Mr Alex T.H. Lai - his firm having current business dealings with Lindenford, Townland, AECOM and MVA; and

Mr Thomas O.S. Ho - his firm having current business dealings with AECOM and MVA.

21. The Committee noted that the applicant had requested deferment of consideration of the application. As Messrs Alex T.H. Lai and Thomas O.S. Ho had no involvement in the application, the Committee agreed that they could stay in the meeting.

22. The Committee noted that the applicant's representative requested on 29.10.2019 deferment of the consideration of the application for two months in order to allow time for preparation of further information to address the comments from government departments. It was the first time that the applicant requested deferment of the application.

23. 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 the further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 7

Section 16 Application

[Open Meeting]

A/K5/811 Proposed Shop and Services and Wholesale Trade in "Other Specified Uses" annotated "Business (1)" Zone, G/F (Portion), Hop Hing Industrial Building, 704 Castle Peak Road, Cheung Sha Wan, Kowloon
(MPC Paper No. A/K5/811)

24. The Committee noted that the applicant's representative requested on 1.11.2019 deferment of the consideration of the application for two months in order to allow time for preparation of further information to address the comments from the Fire Services Department. It was the first time that the applicant requested deferment of the application.

25. 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 the further

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

Agenda Item 8

Section 16 Application

[Open Meeting]

A/K20/132 Proposed Comprehensive Development for Residential and Commercial Uses, School, Social Welfare Facilities and Public Vehicle Park, with Minor Relaxation of Domestic Plot Ratio Restriction (Amendments to Approved Master Layout Plan) in “Comprehensive Development Area” Zone and areas shown as ‘Road’, Site bounded by Lai Hong Street, Fat Tseung Street, Sham Mong Road and West Kowloon Corridor and a small strip of land on Lai Hong Street, Cheung Sha Wan, Kowloon (MPC Paper No. A/K20/132)

26. The Secretary reported that the application was submitted by Wolver Hollow Company Limited, a joint-venture of Kerry Properties (Hong Kong) Limited (KPL) and Sun Hung Kai Properties Limited (SHK). Llewelyn-Davies Hong Kong Limited (LD), Ronald Lu & Partners (RLP), AECOM Asia Company Limited (AECOM), LWK & Partners (Hong Kong) Limited (LWK) and Ove Arup & Partners Hong Kong Limited (ARUP) were five of the consultants of the applicants. The following Members had declared interests on the item:

Mr Thomas O.S. Ho - having current business dealings with SHK, RLP, AECOM and ARUP, and having past business dealings with LD;

Mr Alex T.H. Lai - his firm having current business dealings with KPL, SHK, RLP, AECOM, LWK and ARUP;

Mr Franklin Yu - having past business dealings with SHK and ARUP, and his spouse being an employee of

SHK; and

Dr Lawrence W.C. Poon - his spouse being an ex-employee of KPL.

27. The Committee noted that the applicant had requested deferment of consideration of the application. As the interest of Messrs Thomas O.S. Ho and Franklin Yu were direct, the Committee agreed that they could stay in the meeting but should refrain from participating in the discussion. As Mr Alex T.H. Lai had no involvement in the application and the interest of Dr Lawrence W.C. Poon was indirect, the Committee agreed that they could stay in the meeting.

28. The Committee noted that the applicant's representative requested on 30.10.2019 deferment of the consideration of the application for two months in order to allow time for preparation of further information to address the comments from government departments. It was the first time that the applicant requested deferment of the application.

29. 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 the 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/K10/262 Proposed Flat, Shop and Services in “Residential (Group E)” Zone, 33
Sheung Heung Road, Kowloon
(MPC Paper No. A/K10/262A)

30. The Secretary reported that the application was submitted by Red Carpet Limited (RCL). Mr Alex T.H. Lai had declared an interest on the item as his firm was having current business dealings with RCL.

31. 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.

32. The Committee noted that the applicant’s representative requested on 28.10.2019 deferment of the consideration of the application for two months in order to allow time for preparation of further information to address the comments from government departments. It was the second time that the applicant requested deferment of the application.

33. 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 the further information. Since it was the second deferment and a total of four months had been allowed for the preparation of the further information, no further deferment would be granted unless under very special circumstances.

Agenda Item 10

Section 16 Application

[Open Meeting]

A/K10/263 Proposed Comprehensive Residential (Flat), Commercial (Shop and Services) and Social Welfare Facility Development with Minor Relaxation of Non-domestic Gross Floor Area Restriction in Phase 1 Development in “Comprehensive Development Area (3)” Zone, 9, 11, 13, 15 & 17 Mok Cheong Street and 90, 92 & 100 Sung Wong Toi Road, Ma Tau Kok, Kowloon
(MPC Paper No. A/K10/263)

34. The Committee noted that the applicant’s representative requested on 4.11.2019 deferment of the consideration of the application for two months in order to allow time for preparation of further information to address the comments from government departments. It was the first time that the applicant requested deferment of the application.

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

[Mr William W.L. Chan, Senior Town Planner/Kowloon (STP/K) was invited to the meeting at this point.]

[Mr Daniel K.S. Lau returned to join the meeting at this point.]

Agenda Item 11

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K13/315 Proposed Shop and Services (Medical Consulting Services) in “Other Specified Uses” annotated “Business” Zone, Unit A, G/F, Unify Commercial Industrial Building, 31 Tai Yip Street, Kwun Tong, Kowloon

(MPC Paper No. A/K13/315)

36. The application was submitted by the Hong Kong Breast Cancer Foundation Limited (HKBCF). Mr Alex T.H. Lai had declared an interest on the item as his firm was having current business dealings with HKBCF. As Mr Alex T.H. Lai had no involvement in the application, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

37. With the aid of a PowerPoint presentation, Mr William W.L. Chan, STP/K, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the proposed shop and services (medical consulting services);
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. Concerned government departments had no objection to or no adverse comments on the application;
- (d) during the first three weeks of the statutory publication period, one public comment was received from an individual raising concerns on the application. Major views were set out in paragraph 10 of the Paper; and
- (e) the Planning Department (PlanD)’s views – PlanD had no objection to the application based on the assessment made in paragraph 11 of the Paper.

The proposed use was generally in line with the planning intention of the “Other Specified Uses” annotated “Business” zone and was not incompatible with the surrounding areas. The proposed use also complied with the Town Planning Board Guidelines No. 22D in that it would not induce adverse fire safety and environmental impacts on the developments within the subject building and the adjacent areas, and the aggregate commercial gross floor area on the ground floor was within the maximum permissible limit of 460m². The Director of Fire Services had no objection to the application subject to imposition of an approval condition on the submission and implementation of fire safety measures. Regarding the public comment, the comments of government departments and the planning assessments above were relevant.

38. A Member enquired whether radiation therapy treatments would be provided in the proposed use and whether there were any special requirements for provision of such treatments. In response, Mr William W.L. Chan, STP/K, said that the proposed use would involve breast cancer-related lymphoedema care services and only medical consulting and care services would be provided to breast cancer patients.

Deliberation Session

39. Members noted that the Hospital Authority and the Department of Health were not consulted on the proposed use. A Member opined that should there be radiation therapy equipment at the application premises, it would be subject to the licensing requirement from the relevant authorities. The Chairman said that should planning permission be granted, the proposed use must also conform to any other relevant legislation and requirements.

40. 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 15.11.2021, 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 submission and implementation of the fire safety measures, including

the provision of fire service installations and equipment in the application premises and means of escape completely separated from the industrial portion in the subject building, before operation of the use to the satisfaction of the Director of Fire Services or of the Town Planning Board; and

- (b) if the above planning condition is not complied with before operation of the use, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

41. 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 William W.L. Chan, STP/K, for his attendance to answer Members’ enquiries. He left the meeting at this point.]

Agenda Item 12

Section 16 Application

[Open Meeting]

A/K14/776 Proposed Shop and Services in “Other Specified Uses” annotated “Business” Zone, G/F (Part), East Sun Industrial Centre, 16 Shing Yip Street, Kwun Tong, Kowloon
(MPC Paper No. A/K14/776)

42. The Committee noted that the applicant’s representative requested on 25.10.2019 deferment of the consideration of the application for two months in order to allow time for preparation of further information to address the comments from the Fire Services Department. It was the first time that the applicant requested deferment of the application.

43. 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 the further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 13

Section 16 Application

[Open Meeting]

A/K14/777 Proposed Minor Relaxation of Plot Ratio Restriction in "Other Specified Uses" annotated "Business" Zone, 71 How Ming Street, Kwun Tong, Kowloon
(MPC Paper No. A/K14/777)

44. The Secretary reported that Ronald Lu & Partners (RLP) and Ove Arup & Partners Hong Kong Limited (ARUP) were two of the consultants of the applicant. The following Members had declared interests on the item:

- Mr Thomas O.S. Ho - having current business dealings with RLP and ARUP;

- Mr Alex T.H. Lai - his firm having current business dealings with RLP and ARUP; and

- Mr Franklin Yu - having past business dealings with ARUP.

45. The Committee noted that the applicant had requested deferment of consideration of the application. As Messrs Thomas O.S. Ho and Alex T.H. Lai had no involvement in the application, and the interest of Mr Franklin Yu was indirect, the Committee agreed that they could stay in the meeting.

46. The Committee noted that the applicant's representative requested on 5.11.2019 deferment of the consideration of the application for two months in order to allow time for preparation of further information to address the comments from the Transport Department. It was the first time that the applicant requested deferment of the application.

47. 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 the further information, and no further deferment would be granted unless under very special circumstances.

Agenda Item 14

Any Other Business

48. There being no other business, the meeting closed at 9:40 a.m..