

TOWN PLANNING BOARD

Minutes of 757th Meeting of the Metro Planning Committee held at 9:00 a.m. on 10.1.2025

Present

Director of Planning
Mr Ivan M.K. Chung

Chairperson

Ms Sandy H.Y. Wong

Vice-chairperson

Mr Stanley T.S. Choi

Professor Jonathan W.C. Wong

Professor Roger C.K. Chan

Professor Bernadette W.S. Tsui

Ms Kelly Y.S. Chan

Dr Tony C.M. Ip

Professor Simon K.L. Wong

Mr Derrick S.M. Yip

Chief Traffic Engineer/Hong Kong,
Transport Department
Mr Horace W. Hong

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

Principal Environmental Protection Officer (Territory South),
Environmental Protection Department
Miss Queenie Y.C. Ng

Assistant Director/Regional 1,
Lands Department
Ms Catherine W.S. Pang

Deputy Director of Planning/District
Ms Donna Y.P. Tam

Secretary

Absent with Apologies

Mr Ricky W.Y. Yu

Mr Ben S.S. Lui

In Attendance

Assistant Director of Planning/Board
Ms Caroline T.Y. Tang

Chief Town Planner/Town Planning Board
Mr K.K. Lee

Town Planner/Town Planning Board
Ms Loree L.Y. Duen

Agenda Item 1

Confirmation of the Draft Minutes of the 756th MPC Meeting held on 20.12.2024

[Open Meeting]

1. The draft minutes of the 756th MPC meeting held on 20.12.2024 were confirmed without amendment.

Agenda Item 2

Matters Arising

[Open Meeting]

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

Deferral Case

Section 16 Application

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

3. The Committee noted that there was one case requesting the Town Planning Board to defer consideration of the application. Details of the request for deferral, Member's declaration of interest for the case and the Committee's view on the declared interest were in **Annex 1**.

Deliberation Session

4. After deliberation, the Committee decided to defer decision on the application as requested by the applicant pending submission of further information, as recommended in the Paper.

[Miss Queenie Y.C. Ng joined the meeting at this point.]

Cases for Streamlining Arrangement

Section 16 Applications

[Open Meeting (Presentation and Question Sessions only)]

Presentation and Question Sessions

5. The Committee noted that there were two cases selected for streamlining arrangement and the Planning Department had no objection to the applications. Details of the planning applications were in **Annex 2**.

Deliberation Session

6. A Member enquired whether it was legitimate that the applied uses in the applications under Agenda Items 4 and 6 were already in operation. In that regard, the Committee noted that for application No. A/K5/870 for shop and services under Item 4, while the application premises were currently occupied by a shop for car beauty services without planning permission, the enforcement of the zoning mainly rested with the Lands Department (LandsD) and the Buildings Department. According to LandsD's comments, shop and services use at the premises was not permitted under lease conditions and the owner of the premises had to apply to LandsD for waiver or no-objection letter to permit the applied use. As regards application No. A/H24/33 for proposed eating place and shop and service (retail shop) under Item 6, the application premises were currently under renovation and had not yet commenced operation.

7. After deliberation, the Committee decided to approve the applications on the terms of the applications as submitted to the Town Planning Board subject to the approval conditions, if any, stated in the Papers. The Committee also agreed to advise the applicants to note the advisory clauses as set out in the appendix of the Papers.

[Mr Stanley T.S. Choi joined the meeting at this point.]

Hong Kong District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions Only)]

Y/H5/8 Application for Amendment to the Approved Wan Chai Outline Zoning Plan No. S/H5/31, To rezone the application site from “Comprehensive Development Area”, “Residential (Group C)”, “Open Space”, “Government, Institution or Community” and area shown as ‘Road’ to “Other Specified Uses” annotated “Residential Development with Historical Building Conserved” and “Other Specified Uses” annotated “Elevated Walkway”, 1, 1A, 2 and 3 Hillside Terrace, 55 Ship Street (Nam Koo Terrace), 1-5 Schooner Street, 53 Ship Street, 18 Sau Wa Fong, Inland Lot 9048 and Adjoining Government Land, Wan Chai, Hong Kong

(MPC Paper No. Y/H5/8A)

Presentation and Question Sessions

8. The following government representatives and the applicant’s representatives were invited to the meeting at this point:

Government Representatives

Planning Department (PlanD)

Ms Janet K.K. Cheung - District Planning Officer/Hong Kong (DPO/HK)

Ms Floria Y.T. Tsang - Senior Town Planner/Hong Kong (STP/HK)

Mr Boris J.T. Lai - Assistant Town Planner/Hong Kong

Commissioner for Heritage's Office

- Mr Ivanhoe Chang - Commissioner for Heritage (C for H)
- Ms Winkie Chick - Assistant Secretary (Heritage Conservation)
- Ms Cecilia Law - Engineer (Heritage Conservation)

Antiquities and Monuments Office

- Ms Fione Lo - Executive Secretary (Antiquities & Monuments)

Applicant's Representatives

Yuba Company Limited - Applicant

Sir Gordon Wu

Mr Albert Yeung

Mr Alan Tam

Mr Frank To

Mr Andy Li

Townland Consultants Limited

Ms Delius Wong

Mr Eric Chan

LLA Consultancy Limited

Mr S.L. Ng

Landes Limited

Mr K.L. Lam

EnviroSolutions & Consulting Limited

Mr C.F. Leung

Asia Infrastructure Solutions Limited

Mr Sammy Ng

Mr Alan Lai

WSP (Asia) Limited

Mr Gordon Sum

9. The Chairperson extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief members on the background of the application.

10. With the aid of a PowerPoint presentation, Ms Floria Y.T. Tsang, STP/HK, briefed Members on the background of the application, the proposed rezoning of the application site (the Site) from "Comprehensive Development Area" ("CDA"), "Residential (Group C)" ("R(C)"), "Open Space" ("O"), "Government, Institution or Community" ("G/IC") and an area shown as 'Road' to "Other Specified Uses" ("OU") annotated "Residential Development with Historical Building Conserved" ("OU(RDHBC)") and "OU" annotated "Elevated Walkway" ("OU(Elevated Walkway)") to facilitate a proposed residential development with commercial uses and in-situ preservation of Nam Koo Terrace (NKT), a Grade 1 historic building, within the Site, departmental comments, and planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

11. The Chairperson then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Sir Gordon Wu, the applicant's representative, made the following main points:

- (a) Hopewell Holdings Limited (Hopewell), the parent company of the applicant, had completed a number of redevelopment projects in Wan Chai, including Hopewell Centre, Wu Chung House, QRE Plaza, GARDENEast Serviced Apartments, The Avenue (a joint development with Sino Group and Urban Renewal Authority) and the recently completed Hopewell Centre II (HCII), over the past few decades;
- (b) Hopewell not only contributed to the urban renewal of Wan Chai but also greatly improved local infrastructure and facilities, including widening of Kennedy Road, provision of elevated walkways at HCII to alleviate traffic congestion and modification of the Ship Street steps with flood prevention design to enhance pedestrian accessibility and drainage in the area; and
- (c) there were not many historic buildings in Hong Kong that showcased the

architecture of Edwardian period comparable to NKT. The other example might be Kom Tong Hall (Dr Sun Yat-sen Museum) located in the Mid-levels. Hopewell was willing to spend a significant amount of resources in the conservation and revitalisation of NKT for adaptive reuse. The ground floor of the building was planned to be converted into an eating place operated on a non-profit-making basis, while the first floor would be a history display area. Both ground floor and the first floor would be open for public appreciation.

[Ms Kelly Y.S. Chan left the meeting temporarily during the question and answer session.]

12. As the presentations of PlanD's representative and the applicant's representative had been completed, the Chairperson invited questions from the Members.

The Proposal

13. The Vice-chairperson and two Members raised the following questions:
- (a) the implication of rezoning a portion of the Site from "G/IC" to "OU(RDHBC)" on the provision of government, institution and community (GIC) facilities;
 - (b) noting from the comments of the Buildings Department (BD) as detailed in the Paper that the Site's classification under the Building (Planning) Regulations (B(P)R) had not been ascertained, what the way possible would be if the Site could not be classified as a Class B site under the B(P)R; and
 - (c) the planning gains in the current scheme compared to those in the scheme previously approved under section 16 (s.16) application No. A/H5/418.

14. In response, Ms Janet K.K. Cheung, DPO/HK, with the aid of some PowerPoint slides, made the following main points:

- (a) the small strip of land zoned “G/IC” was located at the southwestern periphery of the Site. It accounted for about 33.5m² (or 1%) of the total site area and could be treated as a minor boundary adjustment for the discrepancy between the zoning boundary on the Outline Zoning Plan (OZP) and the lot boundary. The proposed rezoning of this strip of “G/IC” land would not affect the GIC provision nor the adjoining St. Francis’ Canossian College and St. Francis’ Canossian School, which were within the “G/IC” zone;
- (b) the applicant proposed not to stipulate plot ratio (PR) restriction for the proposed “OU(RDHBC)” zone, allowing the Site to be developed based on the permissible PR under the B(P)R, which could be ascertained at the building plan submission stage. Such an approach was consistent with other developments within the “Residential (Group A)” (“R(A)”) zone on the subject OZP; and
- (c) compared with the s.16 approved scheme, the current application amalgamated the site of 18 Sau Wa Fong (I.L. 199 RP) which was proposed to be designated as a non-building area (NBA) for the provision of an at-grade public open space (POS). The amalgamation also opened up the existing narrow right-of-way between Sau Wa Fong and Schooner Street, enhancing barrier-free pedestrian circulation in the east-west direction and connecting HCII with the Star Street area. With open space for public use provided not only at podium roof level (i.e. the ground level of NKT) but also at-grade within the Site, a multi-level local open space system was created, linking to the surrounding POS such as Ship Street Garden, the Park of HCII at Kennedy Road and Kwong Ming Street Children’s Playground at Star Street.

15. Sir Gordon Wu, the applicant’s representative, supplemented that they would allow students from St. Francis’ Canossian School and St. Francis’ Canossian College to use the proposed lift at Schooner Street for access, which was another planning gain of the scheme. With a strong attachment to the Wan Chai neighbourhood, many of the existing lifts and elevated walkways developed by Hopewell had long been open for public use.

16. Noting that a larger average flat size was proposed to minimise the increase in number of flats in the current scheme despite the increase in domestic PR and gross floor area (GFA), the Chairperson enquired whether the maximum number of flats would be stipulated under the lease. In response, Mr Albert Yeung, the applicant's representative, said that the maximum number of flats could be stipulated under the lease during the land exchange process.

Development Intensity

17. The Vice-chairperson and a Member raised the following questions:

- (a) the rationale for imposing a maximum PR of 5 for the "CDA" zone covering the Site while no PR restriction was imposed on the surrounding developments;
- (b) the considerations for the relaxation of PR for the proposed development; and
- (c) whether the increase in PR and building height (BH) in the current scheme was justifiable.

18. In response, Ms Janet K.K. Cheung, DPO/HK, with the aid of some PowerPoint slides, made the following main points:

- (a) according to the findings of the 'Review of Stepped Street Sites' undertaken by PlanD in 2012, the Sau Wa Fong area covering the northeastern part of the Site, which was then zoned "R(C)", was considered appropriate for maintaining a PR restriction of 5 to avoid out-of-scale development having regard to the local character and traffic conditions of Sau Wa Fong. Subsequently, a section 12A application (No. Y/H5/5) was submitted by the applicant to rezone part of the Site (mainly excluding 18 Sau Wa Fong (I.L. 199 RP)) from mainly "O" with portions of "R(C)" and "G/IC" to "CDA" with the stipulation of a maximum PR of

5, which was agreed by the Committee on 13.12.2019. The PR of the “CDA” site was the same as that of the adjacent Sau Wa Fong area zoned “R(C)”;

- (b) the stipulation of a maximum PR of 5 for the Site on the prevailing OZP had taken into consideration the local character, air ventilation and traffic conditions of Sau Wa Fong as identified in the ‘Review of Stepped Street Sites’. To support the relaxation from PR 5 to a permissible PR under the B(P)R (i.e. a maximum domestic PR of 9 for a Class B site), the applicant had submitted relevant technical assessments, including traffic impact assessment (TIA) and air ventilation assessment (AVA), to demonstrate that no adverse impacts would be induced by the proposed development, and mitigation measures, such as an undertaking signed by the owner of HCII to allow the future residents/occupiers of the proposed development to use the access, car parking and loading/unloading (L/UL) facilities at HCII, were recommended; and
- (c) taking into account the planning gains of the current scheme, its compatibility with the surrounding developments in terms of PR and BH, and no significant technical issues related to traffic and air ventilation, the proposed development intensity was considered acceptable.

POS

19. Two Members raised the following questions:

- (a) whether there was any change in the provision of open space for public use compared with the s.16 approved scheme if the newly proposed open space at 18 Sau Wa Fong was not included; and
- (b) as the proposed development was mainly for residential purpose, whether the proposed open space would be provided in the form of POS in private development.

20. In response, Ms Janet K.K. Cheung, DPO/HK, with the aid of some PowerPoint slides, made the following main points:

- (a) the current scheme proposed a total of about 3,179.9m² open space, comprising 2,666.3m² at podium roof level and 513.6m² at ground level (including 255.6m² open-air open space provided at 18 Sau Wa Fong). Compared to the s.16 approved scheme which provided 2,721.7m² open space, the current scheme provided additional 458.2m² open space. In other words, the current scheme provided more open space than the s.16 approved scheme even if that provided at 18 Sau Wa Fong was excluded. While open space was provided only at podium roof level under the approved s.16 application, the current scheme proposed multi-level open space, including open space at street level adjoining Sau Wa Fong, the ground floor setback area from Schooner Street, the open-air open space integrated with the historic building of NKT at podium roof level and a covered landscape area under the residential tower; and
- (b) all open space in the proposed development would be enjoyed by both the public and residents. The opening hours of the open space varied in that the open space on ground floor would be open 24 hours to the public, while the rest at podium roof level would be accessible at reasonable hours (i.e. 6 am to 11 pm daily) for the enjoyment by the public.

Technical Feasibility

21. Two Members raised the following questions:

- (a) the air ventilation impact on the surrounding residential developments and schools in view of the increase in PR of the proposed development and the recent completion of HCII in the vicinity; and
- (b) the future arrangement of the emergency vehicular access (EVA) noting that the Site was not served by direct vehicular access.

22. In response, Sir Gordon Wu, Mr Albert Yeung and Mr Gordon Sum, the applicant's representatives, with the aid of some PowerPoint slides, made the following main points:

- (a) according to the findings of the AVA, the current scheme with an increase in BH from 17 storeys to 24 storeys for domestic use would not induce adverse impact on the pedestrian wind environment in the surrounding areas as compared to the baseline scheme, i.e. the indicative layout under the previously approved s.16 application. With the designation of NBA at 18 Sau Wa Fong and the 6m high void above podium level under the proposed 24-storey residential block, the wind permeability had improved and the wind velocity ratio in the current scheme was similar to the baseline scheme; and
- (b) while the undertaking obtained from the owner of HCII was for the residents and occupiers of the proposed development to use the parking and L/UL spaces at HCII instead of the EVA, two EVAs of HCII from Ship Street and Kennedy Road required under lease were available for emergency use. There was an existing firemen's lift at HCII, connecting Ship Street and Kennedy Road. The said firemen's lift would be connected by the proposed elevated walkway in the proposed "OU(Elevated Walkway)" zone of the current scheme and could be used by the proposed development. With the inclusion of the 18 Sau Wa Fong site, another staircase-free firemen's access was accessible from Sau Wa Fong.

23. Ms Janet K.K. Cheung, DPO/HK, supplemented that in the absence of a direct EVA to the Site, the Fire Services Department (FSD) had no specific comment on the applicant's proposed compensatory measures in meeting the firefighting requirements at this stage. Despite being located on private land, the EVAs of other developments could be utilised during emergency situations. Detailed fire services requirements would be formulated at the building plan submission stage.

Preservation of NKT

24. A Member asked about the management and maintenance responsibilities and future land ownership of NKT and its surrounding open space upon completion of the proposed development. In response, Mr Albert Yeung, the applicant's representative, said that NKT was currently owned by the applicant who had no intention to transfer the land ownership. The applicant (i.e. the subsidiary company of Hopewell) would take up the future management and maintenance responsibilities, which would be funded by the commercial elements, such as rental income from the proposed eating place on the ground floor of NKT.

25. Some Members enquired about the reasons for removing certain existing architectural features associated with NKT, in particular the pavilion, water fountain and hexagonal planter in the garden, which were proposed to be preserved under the s.16 approved scheme for the creation of multi-functional lawn. In response, Sir Gordon Wu and Mr Albert Yeung, the applicant's representatives, clarified that the main building of NKT was confirmed by the Antiquities Advisory Board (AAB) as a Grade 1 historic building, while the architectural features at the garden mentioned were outside its grading boundary. Their removal was proposed for enhancing the compatibility with the landscape design of the current proposal and for ensuring the views of NKT would not be obstructed.

26. A Member asked whether architectural features associated with historic buildings would in general be assessed collectively or separately by AAB during the grading process, and the reason for not including the associated architectural features in the grading boundary of NKT. Mr Ivanhoe C.H. Chang, C for H, explained that the grading assessment of historic buildings would be considered by AAB on a case-by-case basis, taking into account individual circumstances. NKT, a privately owned Grade 1 historic building, would be preserved in-situ for adaptive reuse and made accessible to the public for appreciation free of charge. Certain architectural features associated with NKT, including the street name plates on the southeast elevation facing Ship Street, the boundary wall, the entrance gateway and the retaining wall, would also be preserved by the applicant. This preservation-cum-development proposal would be commensurate with NKT's historic value. The applicant was recommended to review during the detailed design stage the possibility of preserving other architectural features outside the grading boundary of NKT that were

proposed for removal, including the pavilion, water fountain and hexagonal planter in the garden, or to integrate them into the future open space to maintain the integrity of NKT. Some Members expressed that the architectural features outside the grading boundary of NKT should be preserved to meet public aspiration and reference could be made to the preservation of the water fountains of the former Repulse Bay Hotel and the Peninsula Hotel.

27. A Member enquired whether there was any measure to ensure public access to NKT as guided tours previously proposed under the s.16 approved scheme were no longer proposed in the current scheme. Sir Gordon Wu, the applicant's representative, said that in the s.16 approved scheme, the ground floor of NKT was proposed to be converted into a wedding venue. As public access to the ground floor was only limited to people attending weddings, guided tours were proposed to enable the general public to appreciate the interior of NKT. Mr Albert Yeung, the applicant's representative, further said that with reference to some revitalisation projects in Wan Chai, e.g. the former Woo Cheong pawn shop and the historical tenement houses at The Avenue which were converted into an eating place and a bakery respectively, the current proposal of operating an eating place on ground floor and a history displaying area on first floor of NKT could allow free public access to appreciate the interior architecture and hence guided tours would not be necessary.

28. Noting that NKT would become a new landmark and a cultural and creative hotspot which echoed with the Government's initiative in promoting cultural tourism, a Member asked about the applicant's vision for the ambience and environment of NKT after revitalisation. Sir Gordon Wu, the applicant's representative, said that NKT represented the typical residential mansion of upper-class families in the 1920s. Upon restoring its building structure with due consideration to its geotechnical stability, NKT would showcase the integration of old and new cultures in Wan Chai. The overall layout of NKT, with a multi-function lawn at the front, would also benefit the community. Public opinions regarding the conservation of NKT were valued, and the preservation of associated architectural features, including the pavilion, water fountain and hexagonal planter, could be revisited. Whether those architectural features would be preserved in-situ or relocated could be considered at the detailed design stage.

29. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairperson informed the applicant's representatives

that the hearing procedure of the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairperson thanked the government representatives and the applicant's representatives for attending the meeting. They left the meeting at this point.

[Ms Kelly Y.S. Chan rejoined the meeting at this point.]

Deliberation Session

30. The Chairperson recapitulated that the current development restriction of a maximum PR of 5 for the areas zoned "R(C)" and "CDA" of the Site was imposed on the OZP based on the findings of the 'Review of Stepped Street Sites' having regard to the traffic, accessibility, fire safety and air ventilation concerns of the area (for the part zoned "R(C)") and an approved rezoning application No. Y/H5/5 which the PR was proposed by the applicant making reference to the adjoining "R(C)" zone in Sau Wa Fong and Sik On Street (for the part zoned "CDA"). The current scheme proposed to increase the PR to the level permissible under the B(P)R, which was in line with the development control for other OZPs on Hong Kong Island with generally no stipulation of PR restriction on "R(A)" zone. While the PR had increased, a larger average flat size had been proposed to minimise the increase in number of flats. The applicant's representative at the meeting had indicated that maximum number of flats could be stipulated in the lease upon land exchange to contain the future population. In terms of fire safety and traffic aspects, FSD had no specific comment on the compensatory fire safety measures proposed under the enhanced fire engineering approach at this stage and the Transport Department (TD) had no objection to the proposed utilisation of car parking and L/UL facilities in the adjacent HCII development given the lack of direct vehicular access to the Site. For the conservation of NKT, a clause requiring the submission of a Conservation Management Plan (CMP) would be stipulated in the future lease to monitor the conservation works.

31. Regarding the provision of car parking and L/UL spaces, Mr Horace W. Hong, Chief Traffic Engineer/Hong Kong, TD, said that as such facilities could not be provided within the proposed development, an undertaking was required from the owner of the nearby development (i.e. HCII) to ensure that the future residents/occupiers of the proposed development would not be prohibited from using the access, car parking and L/UL spaces of

HCII.

32. Members in general considered that there was an overall improvement in the proposed scheme and appreciated the applicant's commitment to the development in the Wan Chai district. Some Members were of the view that despite only NKT's main building being listed Grade 1 by AAB, an integrated and holistic conservation approach should be adopted in preserving the associated architectural features, including the pavilion, water fountain and hexagonal planter, outside the grading boundary of NKT in order to protect the local character and historical value of the non-graded heritage, and barrier-free access within the main building should also be considered at the detailed design stage. A Member opined that instead of placing display boards in the exhibition space on first floor of NKT for cultural education, a more interactive approach could be considered in introducing the history of NKT at the detailed design stage.

33. Some Members noted that whilst the Site was not accessible by EVA directly, compensatory fire safety measures under the enhanced fire engineering approach were proposed to fulfil the firefighting requirements. The applicant also indicated that the EVAs of HCII could be utilised during emergency situations. A Member pointed out that even with the provision of EVA, many high-rise buildings in the territory exceeded the reach of fire ladders. Therefore, it was not uncommon to provide internal fire safety measures similar to those mentioned in the fire engineering approach proposed by the applicant as compensatory fire safety measures for sites not accessible by EVA, provided that they could offer immediate protection, control the spread of fire and allow more time for evacuation.

34. The Chairperson concluded that Members were generally in support of the proposed rezoning of the Site to facilitate the proposed development. To address Members' concerns on holistic conservation of NKT, the recommendation of preserving the non-graded historical architectural features associated with NKT, including the pavilion, water fountain and hexagonal planter, as agreed by the applicant, could be suitably reflected in the Explanatory Statement of the OZP requiring the applicant to explore the possibility of preserving those historical architectural features.

[Ms Sandy H.Y. Wong left the meeting during deliberation.]

35. After deliberation, the Committee decided to partially agree to the application. The appropriate zoning(s), the development restrictions and requirements, including building height restrictions, a non-building area at 18 Sau Wa Fong (I.L. 199 RP), a minimum ground floor setback of 3m from the lot boundary fronting Schooner Street, and a minimum provision of public open space of 2,800m², as well as other appropriate controls to ensure in-situ preservation and adaptive reuse of historic building of Nam Koo Terrace (NKT), to avoid piecemeal/standalone development on the application site, to provide for the development of the proposed elevated walkway across Ship Street staircase, and to encourage the preservation of the associated architectural features, including the pavilion, water fountain and hexagonal planter, outside the grading boundary of NKT would be worked out in consultation with relevant government bureaux/departments. The relevant proposed amendments to the Wan Chai Outline Zoning Plan, together with the revised Notes and Explanatory Statement, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

Agenda Item 7

Any Other Business

[Open Meeting]

36. There being no other business, the meeting was closed at 11:10 a.m.

**Minutes of 757th Metro Planning Committee
(held on 10.1.2025)**

Deferral Case

Request for Deferment by Applicant for 2 Months

Item No.	Application No.*	Time of Deferment
5	A/H19/87	1 st

Declaration of Interest

The Committee noted the following declaration of interest:

Item No.	Member's Declared Interest	
5	LWK & Partners (HK) Ltd. (LWK) was one of the consultants of the applicant.	- Mr Ricky W.Y. Yu for his firm having current business dealings with LWK.

The Committee noted that Mr Ricky W.Y. Yu had tendered an apology for being unable to attend the meeting.

* Refer to the agenda at https://www.tpb.gov.hk/en/meetings/MPC/Agenda/757_mpc_agenda.html for details of the planning application.

**Minutes of 757th Metro Planning Committee
(held on 10.1.2025)**

Cases for Streamlining Arrangement

Applications approved on a permanent basis

Item No.	Application No.	Planning Application
4	A/K5/870	Shop and Services in “Other Specified Uses” annotated “Business (4)” Zone, Factory Unit A, G/F, Cheung Kong Factory Building, 5 Cheung Shun Street, Cheung Sha Wan, Kowloon
6	A/H24/33	Proposed Eating Place and Shop and Services (Retail Shop) in “Other Specified Uses” annotated “Pier and Associated Facilities” Zone, Shop A, Lower Deck, Central Pier No. 8, Hong Kong