

TOWN PLANNING BOARD

**Minutes of 570th Meeting of the
Metro Planning Committee held at 9:00 a.m. on 25.11.2016**

Present

Director of Planning
Mr Raymond K.W. Lee

Chairman

Dr Wilton W.T. Fok

Mr Sunny L.K. Ho

Mr Dominic K.K. Lam

Mr Patrick H.T. Lau

Mr Stephen H.B. Yau

Dr Lawrence W.C. Poon

Mr K.K. Cheung

Mr Wilson Y.W. Fung

Mr Thomas O.S. Ho

Professor T.S. Liu

Ms Sandy H.Y. Wong

Mr Franklin Yu

Assistant Commissioner for Transport (Urban),
Transport Department
Mr Wilson W.S. Pang

Chief Engineer (Works), Home Affairs Department
Mr Martin W.C. Kwan

Principal Environmental Protection Officer (Metro Assessment),
Environmental Protection Department
Mr Richard W.Y. Wong

Assistant Director (Regional 1), Lands Department
Mr Denis K.N. Li

Deputy Director of Planning/District
Ms Jacinta K.C. Woo

Secretary

Absent with Apologies

Mr Lincoln L.H. Huang

Vice-chairman

Dr Frankie W.C. Yeung

In Attendance

Assistant Director of Planning/Board
Miss Fiona S.Y. Lung

Chief Town Planner/Town Planning Board
Mr Kevin C.P. Ng

Town Planner/Town Planning Board
Mr Eric C.Y. Chiu

Agenda Item 1

Confirmation of the Draft Minutes of the 569th MPC Meeting held on 11.11.2016

[Open Meeting]

1. The draft minutes of the 569th MPC meeting held on 11.11.2016 were confirmed without amendments.

Agenda Item 2

Matters Arising

[Open Meeting]

Matters Arising from Application No. A/K1/250

Proposed Eating Place, Shop and Services, Place of Entertainment, Place of Recreation, Sports or Culture in Salisbury Garden, the Avenue of Stars and Tsim Sha Tsui Promenade, Tsim Sha Tsui

2. The Secretary reported that the application was submitted by the Leisure and Cultural Services Department (LCSD) and Sustainable Foundation Company Limited (SFCL), which was a subsidiary of the New World Development Co. Ltd. (NWD), and New World Project Management Limited (NWPM) and Mott MacDonald Hong Kong Limited (MMHK) were two of the consultants of the applicants. The following Members had declared interests in the item:

Mr Patrick H.T. Lau - having current business dealings with SFCL and a subsidiary of NWD, and being the Chairman of Hong Kong Trees Conservation Association of which many members were docents of LCSD;

Mr Dominic K.K. Lam - having past business dealings with NWD, NWPM and MMHK;

- Dr Frankie W.C. Yeung - being the chairman of the Chinese Traditional Performing Arts Panel of LCSD;
- Mr K.K. Cheung - having past business dealings with Automall Limited, which was a subsidiary company of NWD, and his firm having current business dealings with MMHK;
- Mr Wilson Y.W. Fung - being the Chairman of the Hong Kong Dance Company, which had received donations from NWD before; and
- Mr Franklin Yu - having past business dealings with MMHK.

3. The matter was not related to the substance of the planning application. The Committee noted that Dr Frankie W.C. Yeung had tendered apologies for being unable to attend the meeting. The Committee also agreed that as the interests of Mr Patrick H.T. Lau, Mr Dominic K.K. Lam, Mr K.K. Cheung, Mr Wilson Y.W. Fung and Mr Franklin Yu were indirect, they should be allowed to stay in the meeting.

4. The Secretary reported that application No. A/K1/250 was approved with conditions by the Committee on 21.8.2015. On 19.2.2016, the Committee noted the decision of the applicants (i.e. LCSD and SFCL) not to proceed with the proposed works which required planning permission. Since June 2016, a member of the public (the enquirer) had made a number of enquiries about the status of the application and later requested that the application should be revoked by the Town Planning Board (the Board) so that the applicants would no longer have the right to implement the approved scheme. On 14.9.2016, the Committee considered the enquirer's request to revoke the subject planning permission (the revocation request) in a closed meeting, making reference to legal advice previously obtained by the Secretariat. The minutes were recorded under confidential cover as legal advice was involved. The Committee decided that there was no sufficient planning ground to withdraw

the planning permission granted and a reply was made to the enquirer on 19.9.2016 informing her of the Committee's decision and the reasons of not acceding to her request.

5. On 27.10.2016 and 12.11.2016, the enquirer wrote to the Secretariat requesting provision of the relevant documents and extract of minutes of the MPC meeting of 14.9.2016 in relation to the discussion on the revocation request. A copy of the enquirer's email was tabled at the meeting.

6. Taken into account the established practice of the Board, the Committee agreed that the minutes of meeting recorded under confidential cover should not be released to the enquirer on the consideration that (a) it was the Board's established practice not to release minutes of meetings under confidential cover to the public, (b) there was no strong justification from the enquirer that warranted a departure from the Board's established practice, (c) the minutes had recorded legal advice previously sought, and (d) the rationale for not acceding to the revocation request had already been conveyed to the enquirer. The Committee also agreed that a written reply would be issued by the Secretariat to inform the enquirer the decision of the Committee.

Tsuen Wan and West Kowloon District

Agenda Item 3

Section 16 Application

[Open Meeting]

A/DPA/TW-CLHFS/5 Proposed Low-density Residential Development, Land Filling and Excavation of Land in "Unspecified Use" zone, Lots 385, 386 RP, 387, 388, 389, 392, 394, 395, 396, 400 and 404 (Part) in D.D. 433 and Adjoining Government Land, Route Twisk, Chuen Lung, Tsuen Wan, New Territories
(MPC Paper No. A/DPA/TW-CLHFS/5)

7. The Secretary reported that Ramboll Environ Hong Kong Limited (Environ), AIM Group Limited (AIM) and ERM Hong Kong Limited (ERM) were three of the consultants of the applicant. The following Members had declared interests in this item:

Mr K.K. Cheung - his firm having current business dealings with AIM and ERM; and

Mr Dominic K.K. Lam - having past business dealings with Environ.

8. The Committee noted that the applicant had requested for deferment of consideration of the application. As Mr K.K. Cheung and Mr Dominic K.K. Lam had no involvement in the application, the Committee agreed that they should be allowed to stay in the meeting.

9. The Committee noted that the applicant requested on 4.11.2016 for deferment of consideration of the application for two months in order to allow time for preparing further information to address departmental and public comments. It was the first time that the applicant requested for deferment of the application.

10. 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.

[Ms Fannie F.L. Hung, Senior Town Planner/Tsuen Wan and West Kowloon (STP/TWK), was invited to the meeting at this point.]

[Mr Thomas O.S. Ho left the meeting temporarily and Dr Wilton W.T Fok arrived to join the meeting at this point.]

Agenda Item 4

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/TY/130 Renewal of Planning Approval for Proposed Temporary 'Concrete Batching Plant' Use for a Period of Five 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/130D)

11. The Committee noted that a set of replacement pages (pages 11 and 12 of the Paper) with revised paragraph 9.1.9 to incorporate the latest comments of District Officer (Kwai Tsing) (DO(K&T), Home Affairs Department) was tabled at the meeting.

12. The Secretary reported that the application was submitted by Hong Kong Ferry (Holdings) Company Limited (HK Ferry), which was a subsidiary of Henderson Land Development Company Limited (HLD), and Ramboll Environ Hong Kong Limited (Environ) and Mott MacDonald Hong Kong Limited (MMHK) were two of the consultants of the applicant. The following Members had declared interests in this item:

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|---------------------|------------------------------------------------------------------------|
| Mr Patrick H.T. Lau | - having current business dealings with HLD; |
| Mr K.K. Cheung | - his company having current business dealings with HK Ferry and MMHK; |
| Mr Dominic K.K. Lam | - having past business dealings with HLD, Environ and MMHK; |
| Mr Franklin Yu | - having past business dealings with HLD and MMHK; |

- Dr Wilton W.T. Fok - being an employee of the University of Hong Kong which had received a donation from a family member of the Chairman of HLD before;
- Mr Wilson Y.W. Fung - being a Director of the Hong Kong Business Accountants Association which had obtained sponsorship from HLD before; and
- Mr Thomas O.S. Ho - his company having current business dealings with MMHK and had involvement in concrete batching business; but he had no involvement in the application.

[Mr Dominic K.K. Lam and Ms Sandy H.Y. Wong arrived to join the meeting at this point.]

13. The Committee noted that Mr Thomas O.S. Ho had left the meeting temporarily. The Committee agreed that as the interests of Mr Patrick H.T. Lau and Mr. K.K. Cheung were direct, they should be invited to leave the meeting temporarily for this item. As the interests of Dr Wilton W.T. Fok and Mr Wilson Y.W. Fung were indirect and Mr Dominic K.K. Lam and Mr Franklin Yu had no involvement in the application, the Committee agreed that they should be allowed to stay in the meeting.

[Mr Patrick H.T. Lau and Mr K.K. Cheung left the meeting temporarily at this point.]

Presentation and Question Sessions

14. With the aid of a PowerPoint presentation, Ms Fannie F.L, STP/TWK, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;

- (b) the renewal of planning approval for temporary concrete batching plant under application No. A/TY/108 for a period of five years;
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. DO(K&T) advised that members of Tsing Yi (North East) Area Committee showed grave concern at its meeting on 7.5.2015 over the hygiene and traffic matters arising from the operation of concrete batching plants including the existing and proposed plants at Tam Kon Shan Road. Other relevant government departments had no objection to or no adverse comment on the application;
- (d) during the first three weeks of the eight statutory publication periods, a total of 121 public comments were received. The 60 supporting views received from individuals were mainly on the grounds that the proposed development was a renewal of the previous planning permission which would have no adverse impact to the surroundings and would meet the demand for construction materials. The 52 objecting views received, including those from Kwai Tsing District Council (K&TDC) members, concern groups and some individuals, expressed concerns mainly on the grounds that the proposed development would result in adverse traffic, environmental and health impacts; a marine impact assessment should be conducted; the applicant had not implemented the proposed development since the first planning approval was granted 15 years ago; a new application should be submitted instead of a renewal application. For the remaining nine comments, eight had grave concerns that the proposed development would cause adverse environmental, traffic and health impacts, whereas the remaining one considered that the development could help drive economic growth; 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. Approval of the temporary concrete batching plant use for a period of five years would not defeat the long-term planning intention of the “Other Specified Uses” annotated “Boatyard and Marine-oriented Industrial Uses”

zone. The concrete batching plant was not incompatible with the surrounding uses including the existing concrete batching plant to the immediate west and the ship building industry and government uses to the east. The applicant had submitted technical assessments including Traffic Impact Assessment (TIA) and Environmental Assessment in support of the application. There was no material change in planning circumstances in the area along Tam Kon Shan Road since the last approval except for two new development proposals for community green station and Portable Emission Measurement System Laboratory. The relevant departments had no in-principle objection to the application and approval conditions were recommended to address their technical concerns. Regarding the public comments, the assessments above were relevant.

15. In response to the Chairman's request, Ms Fannie F.L. Hung, STP/TWK, made reference to some site plans and photos and explained that the traffic exiting the site would pass through a common access at Tsing Yi Town Lot 102 (TYTL 102) then turn onto Tsing Yi North Coastal Road, as concrete mixers were not allowed to use Tam Kon Shan Road to access Tsing Yi town centre.

16. A Member noted that about 8% of the site was not covered by any Outline Zoning Plan (OZP) and asked whether the application could be considered by the Committee. In response, Ms Fannie F.L. Hung said that the zoning boundary on the OZP was broad brush in nature and subject to minor adjustment as detailed planning proceeded. Although a small portion of the site was not covered by the OZP, it formed part of the development proposal being put up for consideration by the Committee. The same approach had been adopted in considering the previous applications for the same site.

17. Two Members raised questions regarding the location of other concrete batching plants in Tsing Yi, the grounds of rejection for a similar application No. A/TY/127 located to the east of the site, whether the application would affect the shipyard business, and the mode of operation of the concrete batching plant. With the aid of the visualiser, Ms. Fannie F.L. Hung pointed out on the OZP the location of other similar facilities in Tsing Yi which included two temporary concrete batching plants and one asphalt plant at the end of Sai Tso Wan Road, one concrete batching plant at Tsing Tim Street and a cement plant to the

immediate west of the site. A similar application (No. A/TY/127) had been rejected mainly on the grounds that the site was situated in an area with relatively shallow waters and the applicant was unable to demonstrate the proposed operation involving barges would not cause marine safety impact nor to address the Transport Department (TD)'s concern on the potential traffic impact caused by queuing of concrete mixers on public road. In comparison, the current applicant had reached an agreement with a related company who was the owner of TYTL 102 to provide seven extra contingency concrete mixer queuing spaces within the same lot, in addition to the 10 queuing spaces to be provided within the application site as required under the TIA. She further explained that in the current application the applicant had proposed to utilise both lorries and barges for transportation of raw materials to the site whereas the concrete product would be transported by concrete mixers. She further said that according to the OZP, sites allowed for shipyard operations were located in the northern shore of Tsing Yi including the subject lot (TYTL102) in which the current application only took up a minor portion. The remaining part of TYTL 102 would remain being used as a shipyard. The applicant and the owner of TYTL 102 had duly considered the impact of the concrete batching plant on its shipyard business.

18. A Member asked whether there were any new grounds of objection among the 52 objecting public comments received when compared with those received for the previous application No. A/TY/108. Ms Fannie H.L. Hung said that the objection grounds in the current and previous applications were generally similar and mainly on traffic impact caused by movement of concrete mixers.

19. A Member commented that the proposed contingency queuing spaces were outside the application site and asked whether the provision of such contingency queuing spaces could be enforced. Ms Fannie F.L. Hung explained that the area used as contingency queuing spaces, i.e. in the remaining part of TYTL 102, was owned by a related company of the applicant which had also provided an undertaking to allow the applicant to use the area for the said purpose. TD had no adverse comment on the arrangement and approval conditions could be incorporated to address TD's technical concern.

Deliberation Session

20. A Member considered that Tsing Yi North might be the only remaining area

suitable for shipyard operations in Hong Kong. Noting that there was already a cement plant to the west of the site, it might be more suitable to retain the site for shipyard use.

21. A Member pointed out that while there might be a need for ship repairing services, many of the repair activities, in particular for smaller vessels, had been relocated to other cities in the Pearl River Delta such as Jiangmen and Shunde to take advantage of the lower cost. The applicant, HK Ferry, should have a good understanding of the shipyard market before deciding to release the application site for other uses. In contrast, concrete batching operation had special locational requirements where both land and marine access were needed and had to be located locally to support the construction industry in Hong Kong. With a number of major infrastructure projects underway, it was important to ensure an adequate supply of concrete in Hong Kong. Another Member supported this view and said that the site was in a relatively remote location, and traffic impact and nuisance that might be caused to nearby residents would be minimal. Besides, the application was only for a temporary period of five years and the Committee could review the application taking into account the demand of the shipyards in Hong Kong at that time. Another Member also supported the application and considered that the market would best reflect the demand for different land uses.

22. The Chairman remarked that relevant planning considerations, including planning intention and technical feasibility, in particular the traffic and environmental aspects and corresponding mitigation measures proposed, should be duly considered by the Committee. The Committee noted that the temporary concrete batching plant only occupied a minor portion of the existing shipyard and its operation would be subject to licensing requirements by the Environmental Protection Department (EPD) which had no adverse comment on the application. If there was a change in planning circumstance in the future, the Committee had no obligation to renew the temporary planning permission for such use.

23. The Committee also noted that the renewal application was submitted in 2015 when the planning permission was still valid. Subsequently, the Committee had acceded to the applicant's requests for deferment of consideration of the application four times in order to allow sufficient time for preparation of further information/technical clarifications to address the departmental comments. Noting that the previous planning approval under application No. A/TY/108 had lapsed, the Committee agreed that the validity period of the

planning permission to be granted should be counted from the date of this meeting.

24. After deliberation, the Committee decided to approve the application on a temporary basis for a period of five years until 25.11.2021, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions:

- “(a) no queuing on public roads in the vicinity of the application site resulting from the operation of the proposed concrete batching plant shall be allowed at any time during the planning approval period;
- (b) the submission of water supplies for fire fighting and fire service installations proposals before commencement of the proposed development to the satisfaction of the Director of Fire Services or of the TPB;
- (c) the implementation of water supplies for fire fighting and fire service installations proposals before commencement of operation of the proposed development and during the planning approval period to the satisfaction of the Director of Fire Services or of the TPB;
- (d) the submission of landscape proposal within 12 months from the date of the planning approval to the satisfaction of the Director of Planning or of the TPB by 25.11.2017;
- (e) the implementation of landscape proposal before commencement of operation of the proposed development and during the planning approval period to the satisfaction of the Director of Planning or of the TPB;
- (f) the submission of traffic management plan including information on the proposed maximum hourly concrete processing capacity, contingency plan and associated mitigation measures, traffic and pedestrian facilities within the application site within 12 months from the date of the planning approval to the satisfaction of the Commissioner for Transport or of the TPB by 25.11.2017;

- (g) the implementation of the approved traffic management plan including information on the proposed maximum hourly concrete processing capacity, contingency plan, and associated mitigation measures, traffic and pedestrian facilities within the application site during the planning approval period to the satisfaction of the Commissioner for Transport or of the TPB;
- (h) the submission of a barging operation plan setting out details of the type and size of the vessel/barge involved, relevant operation, mooring arrangement, etc. within 12 months from the date of the planning approval to the satisfaction of the Director of Marine or of the TPB by 25.11.2017;
- (i) the implementation of an approved barging operation plan during the planning approval period to the satisfaction of the Director of Marine or of the TPB;
- (j) if any of the above planning conditions (a), (c), (e), (g) or (i) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (k) if any of the above planning conditions (d), (f) or (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (l) if the above planning condition (b) is not complied with before commencement of the proposed development, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[The Chairman thanked Ms Fannie F.L. Hung, STP/TWK, for her attendance to answer Members' enquiries. She left the meeting at this point.]

[Ms Johanna W.Y. Cheng, Senior Town Planner/Kowloon (STP/K), was invited to the meeting at this point.]

[Mr Patrick H.T. Lau, Mr K.K. Cheung and Mr Thomas O.S. Ho returned to join the meeting at this point.]

Kowloon District

Agenda Item 5

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K9/266 Shop and Services (Fast Food Shop) in “Other Specified Uses” annotated “Business” zone, Shop CD6, G/F, Phase 1, Hang Fung Industrial Building, 2G Hok Yuen Street, Hung Hom, Kowloon
(MPC Paper No. A/K9/266)

26. The Secretary reported that Mr. Chan Ho Wai was the authorised representative of the applicant. Mr. K.K. Cheung had declared an interest in the item for his company having current business dealings with a person with the same name however he was unable to ascertain whether it was the same person. The Committee agreed that as Mr. K.K. Cheung had no involvement in the application, he should be allowed to stay in the meeting.

Presentation and Question Sessions

27. With the aid of a PowerPoint presentation, Ms. Johanna W.Y. Cheng, STP/K, presented the application and covered the following aspects as detailed in the Paper:

- (a) background to the application;
- (b) the shop and services (fast food shop);
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. Relevant government departments had no

objection to or no adverse comment on the application;

- (d) no public comment was received during the first three weeks of the statutory publication period and no local objection/view was received by the District Officer (Kowloon City), Home Affairs Department; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. The application was generally in line with the planning intention and it complied with the Town Planning Board Guidelines No. 22D for Development within the “Other Specified Uses (Business)” zone in that it would not induce adverse fire safety, traffic, environmental and infrastructural impacts on the developments within the subject building and the adjacent areas. Should the Committee decide to approve the application, no time clause on commencement was proposed as the shop and services use under application was already in operation.

28. Members had no question on the application.

Deliberation Session

29. 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 was subject to the following conditions:

- “(a) the submission and implementation of the proposal for fire safety measures, including the provision of fire service installations and equipment at the premises and means of escape separated from the industrial portion of the subject building within six months to the satisfaction of the Director of Fire Services or of the TPB by 25.5.2017; and
- (b) if the above planning condition (a) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

30. 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 Ms. Johanna W.Y. Cheng, STP/K, for her attendance to answer Members' enquiries. She left the meeting at this point.]

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

Agenda Item 6

Section 16 Application

[Open Meeting (Presentation and Question Sessions Only)]

A/K14/735 Proposed Shop and Services (Fast Food Counter and Local Provisions Store) in "Other Specified Uses" annotated "Business" zone, Factory A, G/F, Lladro Building, 72 Hoi Yuen Road, Kwun Tong, Kowloon
(MPC Paper No. A/K14/735)

Presentation and Question Sessions

31. With the aid of a PowerPoint presentation, Mr Stephen C.Y. 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 (fast food counter and local provisions store);
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. Relevant government departments had no objection to or no adverse comment on the application;
- (d) during the first three weeks of the three statutory public inspection periods,

one public comment from Jones Lang LaSalle Management Services Limited (as the manager of the building) representing the Incorporated Owners of the subject building was received. It indicated that their stance would remain neutral if the proposed uses were not intended for food and beverage use; otherwise they would object to the proposed application. No local objection/view was received by the District Officer (Kwun Tong), Home Affairs Department; and

- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application based on the assessments set out in paragraph 11 of the Paper. The application was generally in line with the planning intention and it complied with the Town Planning Board Guidelines No. 22D for Development within the “Other Specified Uses (Business)” zone in that it would not induce adverse fire safety, traffic, environmental and infrastructural impacts on the developments within the subject building and the adjacent areas. Regarding the public comment, the proposed use was a “fast food shop” rather than an “eating place”.

32. Members had no question on the application.

Deliberation Session

33. 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 25.11.2018, 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 proposal for fire safety measures, including the provision of fire service installations and equipment at the premises and means of escape separated from the industrial portion of the subject industrial building, to the satisfaction of the Director of Fire Services or of the TPB before operation of the use; and

- (b) if the above planning condition (a) 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.”

34. 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 Stephen C.Y. Chan, STP/K, for his attendance to answer Members' enquiries. He left the meeting at this point.]

Agenda Item 7

Section 16 Application

[Open Meeting]

A/K14/736 Shop and Services in “Other Specified Uses” annotated “Business” zone,
Units A1 & A2, G/F, Block 1, Camelpaint Building, 62 Hoi Yuen Road,
Kwun Tong, Kowloon
(MPC Paper No. A/K14/736)

35. The Committee noted that the application had been withdrawn by the applicant.

Agenda Item 8

Any Other Business

36. The Chairman reminded Members that the electronic distribution system for Papers for Members was in operation. If Members had any issues when using the system they could contact the technical support team for assistance.

37. There being no other business, the meeting closed at 9:50 a.m..