

## **TOWN PLANNING BOARD**

### **Minutes of 596<sup>th</sup> Meeting of the Metro Planning Committee held at 9:00 a.m. on 12.1.2018**

#### **Present**

Director of Planning  
Mr Raymond K.W. Lee

Chairman

Mr Lincoln L.H. Huang

Vice-chairman

Mr Sunny L.K. Ho

Mr Dominic K.K. Lam

Mr Stephen H.B. Yau

Dr Frankie W.C. Yeung

Dr Lawrence W.C. Poon

Mr K.K. Cheung

Mr Wilson Y.W. Fung

Professor T.S. Liu

Ms Sandy H.Y. Wong

Mr Franklin Yu

Chief Traffic Engineer/Hong Kong,  
Transport Department  
Mr Eddie S.K. Leung

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

Principal Environmental Protection Officer (Metro Assessment)  
Environmental Protection Department  
Mr Tony W.H. Cheung

Assistant Director (Regional 1), Lands Department  
Mr Simon S.W. Wang

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

Secretary

**Absent with Apologies**

Dr Wilton W.T. Fok

Mr Patrick H.T. Lau

Mr Thomas O.S. Ho

**In Attendance**

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

Chief Town Planner/Town Planning Board  
Mr Kepler S.Y. Yuen

Town Planner/Town Planning Board  
Mr Harris K.C. Liu

**Agenda Item 1**

Confirmation of the Draft Minutes of the 595<sup>th</sup> MPC Meeting held on 22.12.2017

[Open Meeting]

1. The draft minutes of the 595<sup>th</sup> MPC meeting held on 22.12.2017 were confirmed without amendment.

**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 16 Application**

[Open Meeting]

A/K20/128            Proposed Comprehensive Development for Residential (Flat), Commercial Uses (Eating Place, Shop and Services, Off-course Betting Centre and Market) and School (Kindergarten, Nursery, Language, Computer, Commercial and Tutorial Schools, Art Schools, Ballet and Other Types of Schools Providing Interest/Hobby Related Courses) with Minor Relaxation of Domestic Plot Ratio Restriction in “Comprehensive Development Area” Zone and an area shown as ‘Road’, The “Comprehensive Development Area” 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  
(MPC Paper No. A/K20/128B)

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3.            The Secretary reported that the application was submitted by Wolver Hollow Company Limited, which was a joint-venture of Kerry Properties (H.K.) Limited (KPL) and Sun Hung Kai Properties Limited (SHK). Llewelyn-Davies Hong Kong Limited (LD), Ronald Lu & Partners (RLP) and Ove Arup & Partners Hong Kong Limited (Arup) were three 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 and RLP;
  
- Mr Patrick H.T. Lau            - having current business dealings with SHK, LD, RLP and Arup;
  
- Mr K.K. Cheung                - his firm having current business dealings with KPL, SHK and Arup;

- Mr Franklin Yu - having past business with SHK and Arup; and his spouse being an employee of SHK;
- Dr Lawrence W.C. Poon - his spouse being an ex-employee of KPL; and
- Mr Wilson Y.W. Fung - being a Director of the Hong Kong Business Accountants Association which had obtained sponsorship from SHK before.

4. The Committee noted that the applicants had requested deferment of consideration of the application and that Mr Thomas O.S. Ho and Mr Patrick H.T. Lau had tendered apologies for being unable to attend the meeting. Since Mr K.K. Cheung and Mr Franklin Yu had no involvement in the application and the interests of Dr Lawrence W.C. Poon and Mr Wilson Y.W. Fung were indirect, the Committee agreed that they could stay in the meeting.

5. The Committee noted that the applicants' representative requested on 22.12.2017 deferment of the consideration of the application for two months in order to allow time for preparation of further information to address departmental comments. It was the third time that the applicants requested deferment of the application. Since the last deferment, the applicants had liaised with the Transport Department and the Social Welfare Department to clarify their concerns.

6. After deliberation, the Committee decided to defer a decision on the application as requested by the applicants pending the submission of further information from the applicants. 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 applicants. If the further information submitted by the applicants 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 applicants that two months were allowed for preparation of the submission of further information. Since it was the third deferment and a total of six months had been allowed for preparation of the submission of further information, 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.]

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

#### **Agenda Item 4**

##### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/K20/129                      Temporary Office for a Period of 5 Years in “Residential (Group A) 1”  
Zone, 2/F (Part) of Commercial Podium, The Long Beach, 8 Hoi Fai  
Road, Kowloon  
  
(MPC Paper No. A/K20/129A)

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7.            The Secretary reported that the application was submitted by Hang Lung Real Estate Agency Limited, which was a subsidiary of Hang Lung Group (HLG). Kenneth To & Associates Limited (KTA) was one of the consultants of the applicant. The following Members had declared interests on the item:

Mr Patrick H.T. Lau            - having current business dealings with KTA;

Mr K.K. Cheung                - having current business dealings with HLG; and

Mr Wilson Y.W. Fung        - being a Director of the Hong Kong Business Accountants Association which had obtained sponsorship from HLG before.

8.            The Committee noted that Mr Patrick H.T. Lau had tendered apology for being unable to attend the meeting and agreed that Mr Wilson Y.W. Fung could stay in the meeting as his interest was indirect. Since the interest of Mr K.K. Cheung was direct, the Committee agreed that he should leave the meeting temporarily for the item.

[Mr K.K. Cheung left the meeting temporarily at this point.]

Presentation and Question Sessions

9. With the aid of a PowerPoint presentation, Ms. Caroline T.Y. Tang, STP/TWK, presented the application and covered the following aspects as detailed in the Paper :

- (a) background to the application;
- (b) the temporary office for a period of five years;
- (c) departmental comments – departmental comments were set out in paragraph 10 of the Paper. Relevant departments had no objection to or no adverse comment on the application;
- (d) during the first three weeks of the statutory publication periods, a total of six public comments were received from a member of the Task Force on Harbourfront Developments in Kowloon, Tsuen Wan and Kwai Tsing and individuals raising concerns on or objection to the application. Details of the public comments were set out in paragraph 11 of the Paper; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application on a temporary basis for a period of five years based on the assessments set out in paragraph 12 of the Paper. The planning intention of “Residential (Group A)1” zone was primarily for high-density residential development and ‘Office’ was a Column 2 use, which might be permitted on application. The applied use was not incompatible with other uses within the commercial podium. The application was largely in line with the planning criteria set out in the Town Planning Board Guidelines No. 5 in that no adverse traffic and environmental impacts on surrounding areas was envisaged and all relevant departments including the Commissioner for Transport (C for T) had no objection to or no comment on the application. Regarding the public concerns, a wide range of commercial facilities in the surrounding areas would be able to adequately serve the local community and there were various routes for the public to

gain access to the footbridge leading to the MTR station and the waterfront.

10. Some Members raised the following questions:
  - (a) the reasons for revocation of the previous planning permission;
  - (b) whether the previous planning permission also covered the 1/F of the commercial podium and whether the same approval condition requiring the submission and implementation of fire service installations (FSIs) and water supplies for firefighting had been imposed; and
  - (c) implication to the requirement on car parking provision if the subject premises was converted for office use.
  
11. Ms Caroline T.Y. Tang, STP/TWK, made the following responses:
  - (a) the previous planning permission (application No. A/K20/118) was revoked on 29.9.2017 because the applicant failed to comply with the approval condition requiring the submission and implementation of FSIs before operation of the use. The applicant did not provide information under the current application to explain the reasons for failing to comply with the approval condition;
  - (b) the previous planning permission covered portions of UG/F and 2/F of the commercial podium, while the current application covered portion of 2/F of the subject podium only; and
  - (c) C for T had no objection to the application after consideration of the technical assessment and responses submitted by the applicant. The requirement on car parking provision for office use was less stringent than that for retail use.

## Deliberation Session

12. A Member noted that the applied use had already been in operation despite the revocation of the previous planning permission and considered that the applicant should be requested to implement the FSIs before operation of the applied use. The Committee noted that should the Committee approve the current application, the applicant would be required to comply with the recommended approval condition in relation to submission and implementation of FSIs within six months, failing which, the planning permission would be revoked.

13. Given the revocation of the previous approval, the Vice-chairman suggested that a shorter compliance period, for example three months, could be considered. The Secretary explained that for revocation case, shorter compliance periods would generally be imposed to closely monitor the compliance of approval conditions. For the current application, since a significant portion of the subject premises had been involved in the previously revoked planning permission for the same use, approval conditions requiring the submission and implementation of FSIs and water supplies for firefighting within three months and six months respectively could be imposed.

14. A Member suggested that a set of criteria should be formulated to facilitate Members to consider applications with applied use already in operation before planning permission was granted.

15. After deliberation, the Committee decided to approve the application on a temporary basis for a period of five years until 12.1.2023, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

- “(a) the submission of fire service installations and water supplies for firefighting within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.4.2018;
- (b) the implementation of fire service installations and water supplies for firefighting within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.7.2018;

and

- (c) if any of the above planning conditions (a) or (b) 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.”

16. The Committee also agreed to advise the applicant to note the advisory clauses as set out at Appendix VIII 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.]

[Dr Frankie W.C. Yeung arrived and Mr K.K. Cheung returned to join the meeting at this point.]

### **Agenda Item 5**

#### **Section 16 Application**

[Open Meeting]

A/TW/492                      Proposed Vehicle Repair Workshop in “Residential (Group E)” Zone, G/F (Part) and M/F (Part), Safety Godown, 132-140 Kwok Shui Road, Kwai Chung (Kwai Chung Town Lot 165)  
(MPC Paper No. A/TW/492)

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17. The Secretary reported that LLA Consultancy Limited (LLA) was one of the consultants of the applicant. Mr Patrick H.T. Lau had declared an interest on the item as he had past business dealings with LLA. The Committee noted that Mr Patrick H.T. Lau had tendered apology for being unable to attend the meeting.

18. The Committee noted that the applicant’s representative requested on 29.12.2017 deferment of the consideration of the application for one month in order to allow time for preparation of further information to address comments from the Transport Department. It was the first time that the applicant requested deferment of the application.

19. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that one month was allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

[Mr K.S. Ng, Senior Town Planner/Tuen Wan and West Kowloon (STP/TWK), was invited to the meeting at this point.]

### **Agenda Item 6**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/TW/493                      Renewal of Planning Approval for Temporary Information Technology and Telecommunications Industries (Data Centre) for a Period of 3 Years in "Comprehensive Development Area (3)" Zone, 2/F, Asia Tone i-Centre, 1 Wang Wo Tsai Street, Tsuen Wan (Tsuen Wan Town Lot 363)

(MPC Paper No. A/TW/493)

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20. The Secretary reported that the application was submitted by MapletreeLog PF (HKSAR) Limited (MPL). Mr K.K. Cheung had declared an interest on the item as his firm had current business dealings with MPL. The Committee agreed that Mr K.K. Cheung could stay in the meeting as he had no involvement in the application.

#### **Presentation and Question Sessions**

21. Mr K.S. Ng, STP/TWK, drew Members' attention that one replacement page (i.e. page 1 of the Paper) had been tabled for Members' information. With the aid of a

PowerPoint presentation, he 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 information technology and telecommunications industries (data centre) for a period of three years;
- (c) departmental comments – departmental comments were set out in paragraph 10 of the Paper. Relevant departments had no objection to or no adverse comment on the application;
- (d) during the first three weeks of the statutory publication period, one public comment was received raising concern on the emission of black smoke from back-up electrical and mechanical (E&M) facilities on the roof of the subject industrial building; and
- (e) the Planning Department (PlanD)'s views – PlanD had no objection to the application on a temporary basis for a period of three years based on the assessments set out in paragraph 12 of the Paper. The subject industrial building formed part of an approved application No. A/TW/452 for a proposed comprehensive residential development. However, the development would take time to materialise and there was no objection to utilize the existing industrial premises for other compatible uses in the interim. The temporary use was compatible with other uses within the subject building and all relevant departments had no objection to or no adverse comment on the application. The application complied with the Town Planning Board Guidelines No. 34B in that there had been no material change in the planning circumstances since the previous approval, all approval conditions under the previous approval had been complied with and the proposed renewal for a period of three years sought was reasonable. Regarding the public comment, comments of relevant departments and the assessments above were relevant.

22. A Member enquired the current progress of the surrounding “Comprehensive Development Area” (“CDA”) sites. In response, Mr K.S. Ng, STP/TWK, said that the planning application No. A/TW/452 for a proposed comprehensive residential development at the “CDA(3)” zone, covering the subject building, was approved with conditions by the Committee on 16.1.2015. However, he had no information on the current progress of other “CDA” sites nearby.

23. In response to another Member’s question regarding the emission of black smoke from E&M facilities on the roof floor, Mr K.S. Ng said that there was no environmental compliant record regarding the subject industrial building and the Director of Environmental Protection had no comment on the application.

#### Deliberation Session

24. Though the temporary use had been in operation at the subject premises for some years, a Member considered that approval of the current renewal application would reduce the incentive of the landowner to redevelop the subject building. The Committee noted that the comprehensive residential development at the subject “CDA(3)” site would be developed in phases and was still at planning stage, and the proposed development would take time to materialise.

25. The Secretary supplemented the current progress of the adjoining “CDA” sites, including a public housing development at the “CDA(2)” site completed in 2017, a Master Layout Plan for residential development at the “CDA(3)” site approved by the Committee on 16.1.2015, and a rezoning application to rezone a portion of the “CDA(5)” site to “Other Specified Uses” annotated “Business (2)” zone to facilitate a data centre development rejected by the Committee on 10.11.2017.

26. After deliberation, the Committee decided to approve the application on a temporary basis for a further period of 3 years from 17.1.2018 to 16.1.2021, on the terms of the application as submitted to the Town Planning Board (TPB) and subject to the following conditions :

“(a) the submission of fire service installations and water supplies for

fire-fighting proposals in the application premises within 6 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 17.7.2018;

- (b) the implementation of fire service installations and water supplies for fire-fighting proposals in the application premises within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the TPB by 17.10.2018; and
- (c) if any of the above planning conditions (a) or (b) is not complied with by the specified dates, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.”

27. 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 Mr K.S. Ng, STP/TWK, for his attendance to answer Members' enquiries. He left the meeting at this point.]

[Ms Sandy S.K. Ng, Senior Town Planner/Kowloon (STP/K), was invited to the meeting at this point.]

## **Kowloon District**

### **Agenda Item 7**

#### **Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/K11/230            Proposed Shop and Services in “Other Specified Uses” annotated  
“Business” Zone, Workshops 10, 12 and 15, G/F, New Tech Plaza, 34  
Tai Yau Street, San Po Kong, Kowloon  
(MPC Paper No. A/K11/230)

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**Presentation and Question Sessions**

28. Ms Sandy S.K. Ng, 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;
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. Relevant 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
- (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 proposed use was in line with the planning intention of the “Other Specified Uses” annotated “Business” zone and was not incompatible with other uses in the same building. The application complied with the Town Planning Board Guidelines No. 22D 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, and all relevant departments had no objection to or no adverse comment on the application. Should the current application be approved, the total approved commercial area on the ground floor would be 456.381m<sup>2</sup>, which was still within the maximum permissible limit of 460m<sup>2</sup>. An approval condition on the submission and implementation of fire safety measures was recommended to address the comments of the Director of Fire Services.

29. Members had no question on the application.

Deliberation Session

30. 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 12.1.2020, 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 of the fire safety measures, including the provision of fire service installations and equipment at the application premises and means of escape completely separated from the industrial portion in the subject industrial building before operation of the use to the satisfaction of the Director of Fire Services or of the TPB; and
- (b) if the above planning condition is not complied with before the operation of the use, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[The Chairman thanked Ms Sandy S.K. Ng, STP/K, for her attendance to answer Members' enquiries. She left the meeting at this point.]

[Ms Jessie K.P. Kwan, Senior Town Planner/Kowloon (STP/K), was invited to the meeting at this point.]

**Agenda Item 8**

**Section 16 Application**

[Open Meeting (Presentation and Question Sessions Only)]

A/K14/753            Shop and Services in “Other Specified Uses” annotated “Business” Zone,  
Workshop, G/F, Fook Cheong Building, 63 Hoi Yuen Road, Kwun Tong,  
Kowloon  
(MPC Paper No. A/K14/753)

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**Presentation and Question Sessions**

32.            With the aid of a PowerPoint presentation, Ms Jessie K.P. Kwan, 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;
- (c) departmental comments – departmental comments were set out in paragraph 9 of the Paper. Relevant 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
- (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 applied use was in line with the planning intention of the “Other Specified Uses” annotated “Business” zone and was compatible with the changing land use character of the area. The application 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 all relevant departments had no objection to or no adverse comment on the application. Should the current application be approved, the total approved commercial area on the

ground floor would be 266m<sup>2</sup>, which was still within the maximum permissible limit of 460m<sup>2</sup>. As the shop and services use had been in operation on portion of the subject premises and the previous planning approval at the subject premises was revoked due to non-compliance with the approval condition before operation of the use, shorter compliance periods were recommended to monitor the progress of compliance of approval conditions, should the application be approved.

33. Members had no question on the application.

### Deliberation Session

34. 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 of the proposal for fire safety measures, including the provision of fire services installations and equipment at the application premises and means of escape separated from the industrial portion of the subject industrial building, within 3 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.4.2018;
- (b) the implementation of the proposal for fire safety measures, including the provision of fire services installations and equipment at the application premises and means of escape separated from the industrial portion of the subject industrial building, within 6 months from the date of the planning approval to the satisfaction of the Director of Fire Services or of the TPB by 12.7.2018; and
- (c) if any of the above planning conditions (a) or (b) is not complied with by the specified dates, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.”

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

[The Chairman thanked Ms Jessie K.P. Kwan, STP/K, for her attendance to answer Members' enquiries. She left the meeting at this point.]

### **Agenda Item 9**

#### **Section 16 Application**

[Open Meeting]

A/K15/119 Proposed Flat (Comprehensive Residential Development) in "Comprehensive Development Area (3)" Zone and an area shown as 'Road', Yau Tong Inland Lots 4B and 9, Yau Tong Marine Lot 57, and Adjoining Government Land, Tung Yuen Street, Yau Tong, Kowloon (MPC Paper No. A/K15/119)

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36. The Secretary reported that the application was submitted by Charm Smart Development Limited, Glory Mission Development Limited, Hoover (China) Limited and Lucken Limited, all of which were the subsidiaries of Yuexiu Property (YXP). LLA Consultancy Limited (LLA), MAA Engineering Consultants (H.K.) Limited (MAA), T.K. Tsui Chartered Engineering & Architect (TKT) and Ove Arup & Partners Hong Kong Limited (Arup) were four of the consultants of the applicants. The following Members had declared interests on the item:

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|---------------------|--|
| Mr Patrick H.T. Lau | - having past business dealings with LLA;                                    |
| Mr K.K. Cheung      | - his firm having current business dealings with YXP, MAA, TKT and Arup; and |
| Mr Franklin Yu      | - having past business dealings with Arup.                                   |

37. Mr Wilson Y.W. Fung also declared an interest on the item as he was the Director of the Hong Kong Business Accountants Association which had obtained sponsorship from YXP before.

38. The Committee noted that Mr Patrick H.T. Lau had tendered apology for being unable to attend the meeting and the applicants had requested deferment of consideration of the application. As Mr K.K. Cheung and Mr Franklin Yu had no involvement in the application and the interest of Mr Wilson Y.W. Fung was indirect, the Committee agreed that they could stay in the meeting.

39. The Committee noted that the applicants' representative requested on 4.1.2018 deferment of the consideration of the application for two months in order to allow time for preparation of further information to address comments of relevant departments. It was the third time that the applicants requested deferment of the application. Since the last deferment, the applicants had submitted further information to address departmental comments.

40. After deliberation, the Committee decided to defer a decision on the application as requested by the applicants pending the submission of further information from the applicants. 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 applicants. If the further information submitted by the applicants 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 applicants that two months were allowed for preparation of the submission of further information. Since it was the third deferment and a total of six months had been allowed for preparation of the submission of further information, no further deferment would be granted unless under very special circumstances.

**Agenda Item 10**

**Section 16 Application**

[Open Meeting]

A/K22/20 Proposed Comprehensive Development for Office, Shop and Services, Eating Place and Public Transport Terminus in “Comprehensive Development Area (1)” and “Open Space” Zones and an area shown as ‘Road’, New Kowloon Inland Lot 6556, Muk Yuen Street, Kai Tak, Kowloon  
(MPC Paper No. A/K22/20)

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41. The Secretary reported that Ove Arup & Partners Hong Kong Limited (Arup), Ronald Lu & Partners (RLP) and Urbis Limited (Urbis) were three 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 his firm having current business dealings with Urbis;
- Mr Patrick H.T. Lau - having current business dealings with RLP;
- Mr K.K. Cheung - his firm having current business dealings with Arup; and
- Mr Franklin Yu - having past business dealings with Arup and Urbis.

42. The Committee noted that Mr Thomas O.S. Ho and Mr Patrick H.T. Lau had tendered apologies for being unable to attend the meeting and the applicant had requested deferment of consideration of the application. As Mr K.K. Cheung and Mr Franklin Yu had no involvement in the application, the Committee agreed that they could stay in the meeting.

43. The Committee noted that the applicant’s representative requested on 28.12.2017 deferment of the consideration of the application for two months in order to allow time for preparation of further information to address departmental comments. It was the first time that the applicant requested deferment of the application.

44. After deliberation, the Committee decided to defer a decision on the application as requested by the applicant pending the submission of further information from the applicant. The Committee agreed that the application should be submitted for its consideration within two months from the date of receipt of further information from the applicant. If the further information submitted by the applicant was not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The Committee also agreed to advise the applicant that two months were allowed for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

**Agenda Item 11**

Any Other Business

45. There being no other business, the meeting closed at 9:45 a.m..