

Relaxation of waiver application for existing industrial buildings

The Development Bureau (DEVB) announced today (February 1) the relaxation of the waiver application requirement (the Permission) with immediate effect to facilitate non-industrial uses for a number of sectors in individual units of existing industrial buildings (IBs).

A spokesperson for the DEVB said, "The revised arrangement is one of six measures to implement the initiative announced by the Chief Executive in the 2018 Policy Address to revitalise and optimise the use of IBs.

"The Permission will help address the demand from a number of sectors, including the arts and cultural sectors, creative industries, and innovation and technology sectors, for safe and lawful use of IBs. This will also help meet Hong Kong's changing social and economic needs, and make better use of valuable land resources."

Under the existing land administration mechanism, premises in existing IBs may only be used for industrial uses involving a manufacturing process according to the land leases executed in the past, even though the Town Planning Board has over the years broadened the always-permitted uses of existing IBs to include certain non-industrial uses for the purposes of the planning regime. All along, if an owner of IB premises wishes to pursue an always-permitted non-industrial use under the planning regime, the owner or an authorised person may apply to the Lands Department (LandsD) for waiving temporarily the user restrictions under the land lease. Unless exempted under any prevailing policy, a temporary waiver application is subject to payment of an administrative fee, and a waiver fee if approved.

Under the new arrangement, which takes immediate effect for an initial five-year period, IB owners, without the need to apply for any temporary waiver and pay any fee, are permitted to put individual units of IBs to the following five specific non-industrial uses, provided that such uses are permitted under the land use zoning of the sites concerned on the relevant Outline Zoning Plans (OZP) as "Column 1" (i.e. always permitted) uses:

- Art Studio;
- Office (Audio-visual Recording Studio);
- Office (Design and Media Production);
- Office (used by "specified creative industries" only (i.e. design and media production firms, printing and publishing industries, film companies, and film-related trade organisations)); and
- Research, Design and Development Centre.

For the sake of public safety, the five uses covered in the Permission must not involve any uses or activities that attract visiting members of the

general public by providing direct services or goods, such as conducting hobby classes, exhibitions and sales activities, or providing rehearsal facilities for any party other than the operator, owner and tenant(s) of the premises.

Information regarding the zoning of an IB and the "Column 1" always-permitted uses specified in the relevant OZP is available on the website of the Town Planning Board (www.ozp.tpb.gov.hk). IB owners or users may also consult relevant professionals as appropriate.

If an owner wishes to put an individual unit to a non-industrial use falling outside the Permission, the owner should apply to the LandsD for a temporary waiver and pay a waiver fee (if approved) in accordance with the prevailing mechanism. In the event of receiving any complaint about a use falling outside the Permission and constituting a breach of the lease condition, the LandsD will conduct investigation and lease enforcement action as appropriate after seeking advice from the relevant bureaux.

The Permission is subject to all other terms and conditions applicable as stipulated in the relevant land lease, the Buildings Ordinance, the Town Planning Ordinance and any other relevant legislation. Also, it shall not be relied on to prejudice any rights and remedies of other parties under the deed of mutual covenant of the IBs involved.

Government will review the need for extending the Permission towards the end of the five-year period and make an announcement in a timely manner.

For details of the Permission, please visit DEVB's website (www.devb.gov.hk/en/issues_in_focus/index.html) or LandsD's website (www.landsd.gov.hk/en/reIntBuild/index.htm). For enquiries about the application of the Permission to individual IBs, please contact relevant District Lands Office of LandsD.

[Hong Kong Customs seizes suspected cannabis buds \(with photo\)](#)

Hong Kong Customs seized about 2.1 kilograms of suspected cannabis buds with an estimated market value of about \$440,000 at Hong Kong International Airport on January 28.

Customs officers inspected a parcel arriving in Hong Kong from Canada on January 28 and seized the batch of suspected cannabis buds inside the parcel.

After follow-up investigation, Customs officers yesterday (January 31) arrested a 27-year-old man in Kwun Tong suspected to be in connection with

the case.

Investigation is ongoing and the arrested man has been released on bail pending further investigation.

Under the Dangerous Drugs Ordinance, trafficking in a dangerous drug is a serious offence. The maximum penalty upon conviction is a fine of \$5 million and life imprisonment.

Customs also reminds the public that cannabis and tetrahydro-cannabinol (THC) are classified as dangerous drugs under the Ordinance. Importation of products (including food and drinks) containing cannabis or THC into Hong Kong is prohibited unless the relevant provisions in the Ordinance are complied with. In order to avoid breaching the law inadvertently, special attention should be paid to the packaging labels of food and drinks.

Members of the public may report any suspected drug trafficking activities to Customs' 24-hour hotline 2545 6182 or its dedicated crime-reporting email account (crimereport@customs.gov.hk).



[New look for Hong Kong UNESCO Global Geopark Visitor Centre \(with photos\)](#)

The newly renovated Hong Kong UNESCO Global Geopark Visitor Centre, located in the Lions Nature Education Centre in Sai Kung, will be reopened on February 7 to showcase new exhibits which tell the story of Hong Kong's geology vividly.

The Visitor Centre will display two very old iconic types of rock. One of the rocks is a fragment from the Acasta Gneiss, which is the oldest known rock in the world. The other rock is a fragment from the Baijiafen Gneiss, one of the oldest known rocks in China. These rocks on display are both gneiss, which is a type of metamorphic rock formed by regional metamorphism

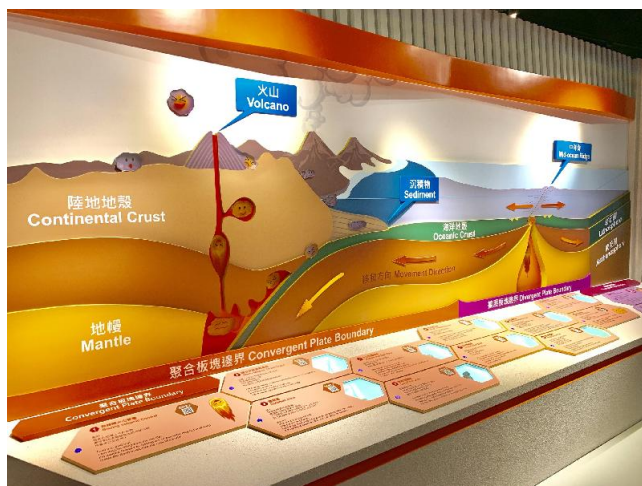
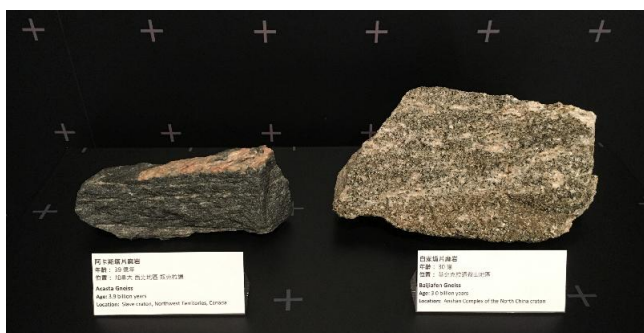
at convergent plate boundaries. These valuable rocks are estimated to be 3.9 billion and 3.0 billion years old respectively and can help reflect the conditions on the early surface of the planet.

In addition, the Visitor Centre will showcase three sets of newly hand-made 3D miniature models which allow the public to learn about the changes and characteristics of Hong Kong's geology in different dimensions. The models demonstrate the cross sections of various geological characteristics, enabling visitors to understand the processes and patterns in the transformation of the geological features intuitively. The three models will show some of the well-known geological structures in Hong Kong, including the hexagonal rock columns as well as the youngest and oldest outcrops in Hong Kong.

Visitors can also take part in the newly set up interactive display called "The many adventures of magma", which introduces the magma in different parts of the Earth and the rock cycle to enhance the public's understanding about geology.

Furthermore, the Visitor Centre will in particular present some historical items used by residents of Sai Kung, reflecting the culture and human history of the Sai Kung volcanic rock region. Visitors can then learn about the intangible culture and traditions of Sai Kung as well as the related stories.

For more details on the Visitor Centre, please visit the website: geopark.gov.hk/en_s2d.htm.



[Government to sell two sites by public tender](#)

The Lands Department (LandsD) announced today (February 1) that two

residential sites in the 2018-19 Land Sale Programme will be disposed of by public tender.

The two sites are Lot No. 5382 in Demarcation District No. 116 at Tai Kei Leng, Yuen Long, New Territories, and New Kowloon Inland Lot No. 6576 at Kai Tak Area 4B Site 1, Kai Tak, Kowloon. The tender invitation for Lot No. 5382 in Demarcation District No. 116 will commence on February 8 and close on March 8. The tender invitation for New Kowloon Inland Lot No. 6576 will commence on February 8 and close on March 22.

Lot No. 5382 in Demarcation District No. 116 has a site area of about 1,119 square metres and is designated for private residential purposes. The minimum gross floor area is 2,350 sq m and the maximum gross floor area that may be attained is 3,916.5 sq m.

New Kowloon Inland Lot No. 6576 has a site area of about 9,583 sq m and is designated for private residential purposes. The minimum gross floor area is 40,249 sq m and the maximum gross floor area that may be attained is 67,081 sq m.

Land sale documents including the Forms of Tender, the Tender Notices, the Conditions of Sale and the sale plans of the two lots will be available for downloading from the LandsD website (www.landsd.gov.hk), and the sale plans will be available for distribution and inspection by the public from February 8, when the particulars of the tenders will also be gazetted.

Special traffic arrangements for International Chinese New Year Night Parade

Police will implement special traffic arrangements in Tsim Sha Tsui on February 5 (Tuesday) to facilitate members of the public to watch the International Chinese New Year Night Parade.

Phase One (from 4.30pm onwards)

A. Road closure

1. Southbound Canton Road between Kowloon Park Drive and Salisbury Road;
2. Southbound Kowloon Park Drive between Peking Road and Salisbury Road;
3. Ashley Road between Haiphong Road and Peking Road;
4. Hankow Road;
5. Lock Road;

6. Northbound Nathan Road between Bowring Street and Salisbury Road;
7. Southbound Nathan Road between Granville Road and Salisbury Road;
8. Westbound Kimberley Road between Carnarvon Road and Nathan Road;
9. Cameron Lane;
10. Eastbound Cameron Road between Nathan Road and Carnarvon Road;
11. Haiphong Road;
12. Humphreys Avenue;
13. Ichang Street;
14. Mody Road between Nathan Road and Bristol Avenue;
15. Peking Road between Ashley Road and Nathan Road;
16. Peking Road between Canton Road and Kowloon Park Drive;
17. Middle Road between Ashley Road and Salisbury Road;
18. Eastbound Salisbury Road between Canton Road and Chatham Road South;
19. Star Ferry Pier Bus Terminus;
20. The first lane of westbound Salisbury Road between Nathan Road and Kowloon Park Drive, including Hong Kong Culture Centre pick-up/drop-off lay-by area;
21. Westbound Salisbury Road between Kowloon Park Drive and Canton Road; and
22. Salisbury Road Underpass.

B. Traffic diversions

1. Traffic along southbound Canton Road will be diverted to northbound Canton Road outside China Hong Kong City;
2. Traffic along southbound Kowloon Park Drive will be diverted to eastbound Peking Road;
3. Traffic along eastbound Peking Road will be diverted to southbound Ashley Road;
4. Traffic along southbound Ashley Road will be diverted to westbound Middle Road;
5. Traffic along westbound Middle Road will be diverted to northbound Kowloon Park Drive;
6. Traffic along northbound Kowloon Park Drive cannot turn to southbound Canton Road;
7. Traffic along southbound Nathan Road must turn to eastbound Granville Road where the road will be re-routed to one-way eastbound;
8. Traffic along westbound Salisbury Road cannot turn right to northbound Nathan Road;
9. Traffic along westbound Salisbury Road must turn right to northbound Kowloon Park Drive; and
10. Traffic along northbound Carnarvon Road must turn right to eastbound Kimberley Road.

Phase Two (from 7pm onwards)

A. Road closure

1. Northbound Kowloon Park Drive between Middle Road and Salisbury Road; and
2. Westbound Salisbury Road between Kowloon Park Drive and Chatham Road South.

B. Traffic diversions

1. Traffic along westbound Salisbury Road must turn right to northbound Chatham Road South; and
2. Traffic along southbound Chatham Road South must turn left to eastbound Salisbury Road.

Hotel access

Vehicular access to and from hotels within the affected area will not be permitted during the road closure period. Vehicles bearing a hotel logo will only be allowed to drop off passengers at the following locations before the road closure implementation:

1. The junction of Peking Road and Kowloon Park Drive; and
2. The junction of Mody Road and Chatham Road South.

Suspension of car parks

Car parks in the affected area will be suspended during the road closure period.

Suspension of on-street parking spaces

All on-street parking spaces in the southern area of Tsim Sha Tsui (i.e. south of Austin Road and Cheong Wan Road) will be suspended from 2pm to midnight.

Any vehicles found illegally parked within the precinct of the above area will be towed away without prior notice.

Actual implementation of the traffic arrangements will be made depending on traffic and crowd conditions in the area. Motorists should exercise tolerance and patience, and follow the instructions of Police on site.