

## **Temporary traffic and transport arrangements for tram track renewal works in Western District from next Friday**

The Transport Department (TD) today (February 1) reminded the public that to facilitate the tram track renewal works at Belcher's Street, parts of the middle lane of Belcher's Street near Kwan Yick Street will be temporarily closed from about 10am next Friday (February 8) to 11.59pm on February 12 (Tuesday).

During the above works period, all vehicles exceeding 5 metres in length will be prohibited from turning left from Belcher's Street onto Kwan Yick Street. Moreover, the Kennedy Town Tram Terminus at Catchick Street outside the Merton Tower 2 will also be suspended from about 10am on February 8 (Friday) to 1.30am on February 13 (Wednesday). Affected passengers should proceed to the westbound tram stop at Catchick Street near Davis Street (No. 104W) to take the eastbound tram services.

Appropriate traffic signs will be erected on site to guide motorists.

The TD anticipates that the traffic in the vicinity of the above road sections will be relatively busy. Motorists should exercise tolerance and patience in case of traffic congestion. Members of the public are advised to be alert to the latest traffic news or the department's website ([www.td.gov.hk](http://www.td.gov.hk)).

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## **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](http://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](http://www.devb.gov.hk/en/issues_in_focus/index.html)) or LandsD's website ([www.landsd.gov.hk/en/reIntBuild/index.htm](http://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.

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## **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).



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## [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.

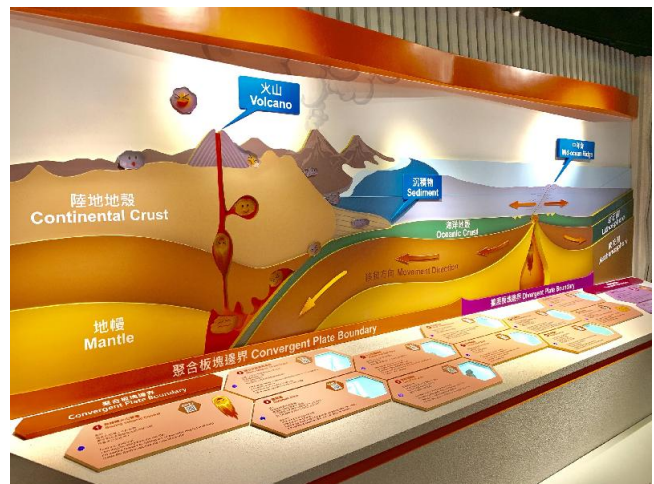
In addition, the Visitor Centre will showcase three sets of newly hand-made 3D miniature models which allow the public to learn about the changes and characteristics of Hong Kong's geology in different dimensions. The models demonstrate the cross sections of various geological characteristics, enabling 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](http://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](http://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.