

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K14/765
(for 1st Deferment)

- Applicant** : Almax Company Limited represented by Kenneth To & Associates Limited
- Site** : 4 Tai Yip Street, Kwun Tong, Kowloon
- Site Area** : About 557.414m²
- Lease** : (a) Kwun Tong Inland Lot (KTIL) No. 682 (the Lot)
(b) Restricted for industrial and/or godown purposes excluding any offensive trades
(c) Maximum height of any structure on the Lot shall not exceed 170 feet (i.e. 51.8m) above principal datum
(d) No building or support for any building shall be erected within the 10 feet (3.05m) set back area from Yan Yip Street at ground level and the said area shall be used for parking, loading and unloading of motor vehicles only. Buildings may however be erected over the said area at first floor level and above provided that there is a vertical clearance of 15 feet (4.57m) from the ground level
- Plan** : Approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/22
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
(a) Maximum plot ratio (PR) of 12.0 and maximum building height (BH) of 100 meters above Principal Datum, or the PR and height of the existing building, whichever is the greater
(b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/BH restrictions stated in the Notes of the OZP may be considered by the Town Planning Board (the Board) on application under s.16 of the Town Planning Ordinance (the Ordinance)
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Office and Shop and Services/Eating Place Uses

1. Background

On 14.1.2019, the applicant submitted an application to seek planning permission for proposed minor relaxation of PR restriction at the application site (**Plan A-1**) from 12 to 13.23 (+10.25%) for permitted commercial development comprising ‘Office’ and ‘Shop

and Services’/’Eating Place’ uses. The application is scheduled for consideration by the Metro Planning Committee (the Committee) on 8.3.2018.

2. **Request for Deferment**

On 26.2.2019, the applicant’s agent wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of responses to comments of the relevant departments (**Appendix I**).

3. **Planning Department’s Views**

3.1 The Planning Department has no objection to the request for deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time to prepare further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of other relevant parties.

3.2 Should the Committee decide to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further submission from the applicant. If the further information submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The applicant should be advised that the Committee has allowed two months for preparation of the submission of further information, and no further deferment would be granted unless under very special circumstances.

4. **Decision Sought**

The Committee is invited to consider whether or not to accede to the applicant’s request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

5. **Attachments**

Appendix I	Letter of 26.2.2019 from the applicant’s agent
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2019**