

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K14/780
(for 1st deferment)

- Applicant** : Diamond Ocean Investments Limited represented by Kenneth To & Associates Limited
- Plan** : Approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/22
- Application Site** : 107-109 Wai Yip Street, Kwun Tong, Kowloon
- Site Area** : About 1,170.578m²
- Lease** : (a) Kwun Tong Inland Lot Nos. 570, 571, 572 & 573
(b) Restricted to any combination of industrial, godown and ancillary office uses excluding offensive trades
(c) Maximum gross floor area of 7,660m² and maximum height of 170ft (i.e. 51.8m) above principal datum
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
(a) Maximum plot ratio (PR) of 12 and maximum building height (BH) of 100 meters above Principal Datum, or the PR and height of the existing building(s), whichever is 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 and BH Restrictions for Permitted Office, Shop and Services and Eating Place Uses

1. Background

On 4.12.2019, the applicant submitted an application to seek planning permission under s.16 of the Ordinance for minor relaxation of PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) as well as relaxation of BH restriction from 100mPD to 119.2mPD (i.e. +19.2m or +19.2%) for redevelopment of the existing industrial-office building into a commercial/office development at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. Request for Deferment

On 7.1.2020, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow adequate time for preparing further information (FI) to address comments from government 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 FI in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of relevant parties.

3.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI 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 submission of FI, 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 dated 7.1.2020 from the applicant’s representative

Plan A-1 Location Plan