

MPC Paper No. Y/K15/5A  
For Consideration by  
the Metro Planning Committee  
on 6.11.2020

**APPLICATION FOR AMENDMENT OF PLAN**  
**UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. Y/K15/5**  
***(for 2<sup>nd</sup> deferment)***

- Applicant** : The Hong Kong Ice & Cold Storage Company Limited and Ever Sun International Holdings Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : Yau Tong Marine Lots 71, 73 and 74, New Kowloon Inland Lot 6138 and Adjoining Government Land in Yau Tong Bay, Yau Tong, Kowloon
- Site Area** : About 16,527m<sup>2</sup> (including about 7,819m<sup>2</sup> (47.31%) of government land)
- Lease** : New Kowloon Inland Lot (NKIL) No. 6138
- To expire on 30.6.2047
  - Restricted to pigging station use
- Yau Tong Marine Lot (YTML) No. 71
- To expire on 30.6.2047
  - Restricted to ice-making and cold storage purpose
- YTML Nos. 73 and 74
- To expire on 30.6.2047
  - Restricted to industrial or godown purpose or both
- Plan** : Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/25
- Zoning** : “Comprehensive Development Area” (“CDA”)
- (a) a maximum plot ratio of 4.5;
  - (b) a maximum building height of 120mPD; and
  - (c) provision of a public waterfront promenade (PWP) not less than 15m wide and with a site area not less than 24,700m<sup>2</sup>.
- Proposed Amendment** : To rezone the application site from “CDA” to “Commercial (1)” (“C(1)”), “C(2)” and “Government, Institution or Community” (“G/IC”) and to amend the Notes of the “C” zone

## **1. Background**

- 1.1 On 3.1.2020, the applicant submitted an application and proposed to rezone the application site (the Site) from “CDA” to “C(1)”, “C(2)” and “G/IC” with corresponding amendments to the Notes (**Plan Z-1**).
- 1.2 On 29.5.2020, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments. On 29.7.2020 and 12.8.2020, the applicant submitted FIs including responses to departmental and public comments, revised traffic impact assessment, revised sewerage impact assessment, revised air ventilation assessment, revised landscape master plans, and revised visual impact assessment. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 23.10.2020, 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 to allow adequate time to address comments from various Government departments (**Appendix I**).

## **3. Planning Department’s Views**

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address departmental comments. Since the first deferment on 29.5.2020, the applicant has submitted FIs including responses to departmental and public comments, and revised technical assessments to address departmental comments. Relevant departments are reviewing the latest submissions, and the applicant needed more time to further consult the departments.
- 3.2 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 address departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of other relevant parties.
- 3.3 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within three months upon receipt of further information (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**

<b>Appendix I</b>	Letter dated on 23.10.2020 from the applicant's representative
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<b>Plan Z-1</b>	Location Plan
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**PLANNING DEPARTMENT  
NOVEMBER 2020**