

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K11/241
(1st Deferment)

- Applicant** : Grand Challenge Development Limited represented by Vision Planning Consultants Limited
- Site** : No. 3 Luk Hop Street, San Po Kong, Kowloon
- Site Area** : About 530m²
- Lease** : New Kowloon Inland Lot (NKIL) No. 4446
- (a) Restricted to industrial purposes excluding offensive trades
 - (b) Subject to a maximum building height of 300ft above Principal Datum (i.e. about 91.44mPD)
 - (c) Subject to a non-building area (NBA) clause which restricts the area to the use of parking, loading and unloading with clear headroom up to 15 feet (about 4.5m)
- Plan** : Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/29
- Zonings** : “Other Specific Uses” annotated “Business” (“OU(B)”)
- (a) Maximum plot ratio (PR) of 12.0 and maximum building height (BH) of 120 meters above Principal Datum, or the PR and height of the existing building, whichever is the greater
 - (b) A minimum of 1.5m-wide NBA from the lot boundary abutting Luk Hop Street shall be provided
 - (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/BH restrictions as 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 Non-Polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods)

1. Background

On 6.10.2021, the applicant submitted the current application to seek planning permission for minor relaxation of PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) for redevelopment of the existing industrial building for permitted non-polluting

industrial use (excluding industrial undertakings involving the use/storage of dangerous goods) at the subject 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 10.11.2021, the applicant's representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for two months in order to allow sufficient time to address departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for the first deferment as the justifications for deferment meet 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. 33A) in that the deferment would allow the applicant to prepare further information (FI) to address outstanding issues.

3.2 Should the Committee agree to defer 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 FI submitted by the applicant is not substantial and could 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 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Applicant's letter dated 10.11.2021 from the applicant's representative
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Plan A-1	Location Plan
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