

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K14/804
(for 2nd deferment)

- Applicant** : Land Century (H.K.) Limited and New Ascent Development Limited represented by Fairmile Consultants Limited
- Site** : 334-336 and 338 Kwun Tong Road, Kwun Tong, Kowloon
- Site Area** : About 1,612 m²
- Lease** : (a) Kwun Tong Inland Lot (KTIL) Nos. 542, 543 and 544 (the Lots)
(b) Restricted to industrial or godown purposes or both excluding offensive trades
(c) Maximum gross floor area (GFA) of 7,525m² for KTIL 542
(d) Height restriction of not exceeding 170 feet above Principal Datum for KTIL 543 and 544
- Plan** : Draft Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/23
- Zoning** : “Other Specified Uses” annotated “Business”
(a) Maximum plot ratio (PR) of 12.0 and maximum building height (BH) of 100 meters above Principal Datum (mPD), 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 and BH Restriction for Permitted Office, Shop and Services and Eating Place Uses

1. Background

- 1.1 On 27.7.2021, 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%) as well as relaxation of BH restriction from 100mPD to 125.9mPD (i.e. +25.9m or +25.9%) for redevelopment of two existing industrial buildings into a proposed commercial/office building at the subject site (**Plan A-1**).
- 1.2 On 24.9.2021, 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 more time to prepare further information (FI) to address departmental comments.

- 1.3 On 10.11.2021, the applicant submitted FI including responses to departmental comments, revised traffic impact assessment, revised sewerage impact assessment, revised drainage impact assessment, revised visual impact assessment, revised landscape master plan, replacement pages for Planning Statement and revised plans. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 9.12.2021, the applicant's representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for a period of two months to allow time to address departmental comments including the preparation of revised assessment reports (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant. Since the last deferment on 24.9.2021, the applicant has submitted FI as stated in paragraph 1.3 above. Nevertheless, as concerned departments have comments on the FI, the applicant requests more time to prepare FI to address their concerns.
- 3.2 The Planning Department has no objection to the request for deferment as the justification 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)¹ in that the deferment would allow the applicant to prepare FI to address outstanding issue.
- 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 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 further two months for preparation of the submission of FI. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four 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.

¹ The number of deferments to be granted stipulated under TPB PG-No.33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.

5. Attachments

Appendix I

Email from the applicant's representative dated 9.12.2021

Plan A-1

Location plan

**PLANNING DEPARTMENT
DECEMBER 2021**