

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K14/807
(for 1st deferment)

- Applicant** : Able Luck Development Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : 73 – 77 Hoi Yuen Road and 119 – 121 How Ming Street, Kwun Tong, Kowloon
- Site Area** : About 4,645.12m²
- Lease** : (a) Kun Tong Inland Lots (KTILs) 1 S.A, 1 RP, 3 and 15 (the Lot)
(b) KTILs 1 S.A and 1 RP (at 119 – 121 How Ming Street) – restricted to a factory for the manufacture of wearing apparel hats and gloves or embroidery excluding offensive trades
(c) KTIL 3 (at 73 – 75 Hoi Yuen Road) – restricted to industrial or godown or both purposes excluding offensive trades
(d) KTIL 15 (at 77 Hoi Yuen Road) – restricted to industrial excluding offensive trades
- Plan** : Draft Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/23
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
(a) Maximum plot ratio (PR) of 12.0
(b) Maximum building height (BH) of 200 meters above Principal Datum (mPD)
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Office, Shop and Services and Eating Place Uses

1. Background

On 14.9.2021, the applicant submitted the current application to seek planning permission under s.16 of the Town Planning Ordinance for minor relaxation of PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) to facilitate an amalgamated redevelopment of existing industrial buildings into a proposed commercial/office building at the subject site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 21.1.2022, 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 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 FI to address outstanding issue(s).
- 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	Letter from the applicant's representative dated 21.1.2022
Plan A-1	Location plan

**PLANNING DEPARTMENT
JANUARY 2022**