

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K14/807
(for 2nd 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
(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** : Approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/24 (currently in force)
Draft Kwun Tong (South) OZP No. S/K14S/23 (at the time of submission)
- 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)
[Same zoning and development restrictions for the application site on the approved Kwun Tong (South) OZP No. S/K14S/24 and the draft Kwun Tong (South) OZP No. S/K14S/23]
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Office, Shop and Services and Eating Place Uses

1. Background

- 1.1 On 14.9.2021, an application for redevelopment of two existing industrial buildings at the subject site into a proposed commercial/office building with minor relaxation of PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) was received by the Town Planning Board (the Board) (**Plan A-1**).
- 1.2 On 28.1.2022, 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. On

25.2.2022, the applicant submitted FI including responses to departmental comments (R to C), revised floor and section plans, and revised Traffic Impact Assessment (TIA). Subsequently on 12.4.2022, the applicant submitted another FI with R to C, revised floor and section plans, and supplementary information on the TIA. With the FI submitted on 25.2.2022, the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

- 2.1 The application has been deferred once for two months at the request of the applicant. Since last deferment, the applicant has submitted two FIs on 25.2.2022 and 12.4.2022 in response to departmental comments as stated in paragraph 1.2 above. As the latest FI to address technical comments on traffic aspect was only submitted by the applicant on 12.4.2022, more time would be required for relevant government department to provide comments on this FI. In the absence of comments from relevant government department on the technical aspect of the application, it is pre-mature for the Planning Department (PlanD) to make recommendations and for the Committee to consider the subject application.
- 2.2 In view of the reasons as stated in paragraph 2.1 above, PlanD therefore requests the Committee to defer making a decision on the subject application No. A/K14/807 for two months so as to allow time for relevant government departments to provide comments on the latest FI. The justifications for deferments 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 more time is required for relevant government department to examine the latest FI and resolve the technical issues directly associated with the proposed development at the application site.
- 2.3 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. If the latest FI can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. This second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

3. Decision Sought

The Committee is invited to consider whether or not to defer a decision on the application as requested by PlanD. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

4. Attachments

Plan A-1 Location plan