

MPC Paper No. A/K14/809  
For Consideration by  
the Metro Planning Committee  
on 26.11.2021

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/K14/809**  
***(for 1<sup>st</sup> deferment)***

- Applicant** : Hecny Transportation Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : 1 Tai Yip Street and 111 Wai Yip Street, Kwun Tong, Kowloon
- Site Area** : About 927m<sup>2</sup>
- Lease** : (a) Kwun Tong Inland Lot No. 567, 568 and 657  
(b) Restricted to industrial or godown purposes or both excluding offensive trades  
(c) Building height restriction of 170 ft. above Principal Datum
- 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 Restrictions for Permitted Office, Shop and Services and Eating Place Uses

**1. Background**

On 27.9.2021, 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 119.5mPD (i.e. +19.5m or +19.5%) for redevelopment of two adjoining 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) at this meeting.

## **2. Request for Deferment**

On 17.11.2021, 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 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**

<b>Appendix I</b>	Letter from the applicant's representative dated 17.11.2021
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
NOVEMBER 2021**