

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K14/809
(for 2nd 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 927m²
- 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” (“OU(B)”)
(a) Maximum plot ratio (PR) of 12.0, or the PR of the existing building, whichever is the greater
(b) Maximum building height (BH) of 100 meters above Principal Datum (mPD), or the height of the existing building, whichever is the greater
- Application** : Proposed Minor Relaxation of PR and BH Restrictions for Permitted Office, Shop and Services and Eating Place Uses

1. Background

- 1.1 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 buildings into a proposed commercial/office building at the subject site (**Plan A-1**).
- 1.2 On 26.11.2021, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow more time for the applicant to prepare further information (FI) in response to departmental comments.
- 1.3 On 17.1.2022 and 19.1.2022, the applicant submitted FI including responses to departmental and public comments, revised Traffic Impact Assessment and Sewerage Impact Assessment, revised floor/section plans and visual illustrations, and replacement pages of the Planning Statement and Visual Impact Assessment.

The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 24.2.2022, the applicant's representative wrote to the Secretary of the Board requesting the Board to further defer making a decision on the application for a period of two months in order to allow sufficient time for preparing 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 second 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 FI 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 a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 24.2.2022
Plan A-1	Location plan

**PLANNING DEPARTMENT
MARCH 2022**