

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K14/820
(for 1st deferment)

- Applicant** : Ace Island Limited represented by Knight Frank Petty Limited
- Site** : 73 – 75 Hung To Road, Kwun Tong, Kowloon
- Site Area** : About 1,858.06m²
- Lease** : (a) Kwun Tong Inland Lot No. 635
(b) restricted to industrial purposes excluding offensive trades
- Plan** : Approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/24
- 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 130 meters above Principal Datum (mPD), or the height of the existing building, whichever is the greater
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Office and Shop and Services and Eating Place Uses

1. Background

On 30.8.2021, 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%) for redevelopment of an industrial building into a proposed commercial/office building at the application 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 20.10.2022, the applicant’s representative wrote to the Secretary of the Town Planning Board (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 justification for deferment meets 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 issues.

- 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 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 20.10.2022
Plan A-1	Location plan

**PLANNING DEPARTMENT
OCTOBER 2022**