

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K15/130
(for 1st Deferment)

Applicant : The Hong Kong Ice & Cold Storage Company Limited represented by
Arup Hong Kong Limited

Site : Various Lots and adjoining government land (GL) at Yau Tong Bay,
Yau Tong, Kowloon

Site Area : About 98,954.75m² (including about 10,248.24m² (10.36%) of GL)

Lease : Applicant's Site (Phase 3 Development) (about 3,000m², 3.03%)

Yau Tong Marine Lot (YTML) 71

(a) To expire on 30.6.2047

(b) Restricted to ice-making and cold storage

Consortium Lots (Phases 1 and 2 Development) (about 72,863.79m²,
73.63%)

YTML 1, 5, 6 & Extension (Ext), 7 & Ext, 8 to 14, 19 to 21 (& their
Exts), 22 s.A, s.B & Ext, RP & Ext, 23 & Ext, 24 & Ext, 28 & Ext, 29
& Ext, 30 to 37 and 54

(a) To expire on 30.6.2047

(b) Restricted to shipbuilding and/or sawmill and timberyard

YTML 27 & Ext

(a) To expire on 30.6.2047

(b) Restricted to timberyard and/or sawmill

YTML 15, 38, 41 to 46

(a) To expire on 30.6.2047

(b) Restricted to ship/boat building and/or repairing

Other Dissenting Lots (Remaining Phases Development) (about
12,842.72m², 12.98%)

YTML 2 to 4, 25 & Ext and 26 & Ext

(a) To expire on 30.6.2047

(b) Restricted to shipbuilding and/or sawmill and timberyard

YTML 73 and 74

(a) To expire on 30.6.2047

- (b) Restricted to industrial/godown uses

New Kowloon Inland Lot 6138

- (a) To expire on 30.6.2047
- (b) Restricted to pigging station use

Plan : Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/27

Zoning : “Comprehensive Development Area” (“CDA”)
(a) maximum plot ratio (PR) of 4.5;
(b) maximum building height (BH) of 120mPD;
(c) provision of a public waterfront promenade not less than 15m wide and with a site area not less than 24,700m² (for the whole “CDA” zone);
(d) a public vehicle park, as required by the Government, shall be provided (within the “CDA” zone); and
(e) based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application. Under no circumstances shall the total PR exceed 5.0

Application : Proposed Comprehensive Development (including Commenced Phases 1 and 2 Developments, and Proposed Remaining Phase Development for Residential, Hotel, Commercial Uses and Pier (Landing Steps)) with Minor Relaxation of Plot Ratio Restriction

1. **Background**

On 4.7.2023, the applicant submitted the current application for Proposed Comprehensive Development (including Commenced Phases 1 and 2 Developments, and Proposed Remaining Phase Development for Residential, Hotel, Commercial Uses and Pier (Landing Steps)) with Minor Relaxation of PR Restriction at the application site (the 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 15.8.2023, 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 more time to prepare 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 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 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
Plan A-1

Letter dated 15.8.2023 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
AUGUST 2023