

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K22/31
(for 1st Deferment)

- Applicant** : Horizon Moon Limited, Vision Charm Limited and Wealthy Bay Limited represented by PlanArch Consultants Ltd.
- Site** : New Kowloon Inland Lot (NKIL) Nos. 5805, 5806 and 5982, 1-5 Kai Hing Road, Kowloon Bay, Kowloon
- Site Area** : About 15,404m²
- Lease** : NKIL Nos. 5805 and 5806
- (a) Held under Conditions of Sale Nos. 11446 (for NKIL No. 5805) and 11450 (for NKIL 5806) dated 29.9.1980;
 - (b) Restricted to godown purpose;
 - (c) No Gross Floor Area (GFA) restriction under lease but building height (BH) is restricted to not exceeding 51.5m above Hong Kong Principal Datum (HKPD); and
 - (d) Granted with sea access right fronting the Kwun Tong Typhoon Shelter NKIL No. 5982
- (a) Held under Conditions of Sale No. 11715 dated 18.1.1984;
- (b) Restricted to industrial or godown purposes or both, or cargo handling and/or concrete batching purposes;
 - (c) No GFA restriction under lease but BH is restriction to not exceeding 20.5m above HKPD; and
 - (d) Granted with sea access right fronting the Kwun Tong Typhoon Shelter
- Plan** : Approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/6
- Zoning** : “Commercial (2)” (“C(2)”) subject to the following restrictions/requirements:
- (a) Maximum plot ratio (PR) of 9.5 for a non-domestic building, or the PR of 5.0 for a domestic building or a building that is partly domestic and partly non-domestic;

- (b) Maximum site coverage (SC) of 65% (excluding basement(s)), or the SC of the existing building, whichever is the greater;
- (c) Maximum BH of 100 meters above Principal Datum, or the height of the existing building, whichever is the greater; and
- (d) On land designated 'Waterfront Promenade', a 20m-wide promenade abutting the waterfront shall be provided for public enjoyment purpose.

Application : Proposed Residential Development with Public Waterfront Promenade

1. Background

On 26.7.2021, the applicant submitted an application to seek planning permission under s.16 of the Town Planning Ordinance (the Ordinance) for proposed residential development with public waterfront promenade at the application site (the Site) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 9.9.2021, the applicant's representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for a period of two months in order to allow sufficient time to addressing comments from departments concerned (**Appendix I**).

3. Planning Department's Views

- 3.1. The Planning Department has no objection to the request for 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 Ordinance (TPB PG-No. 33A ^[1]) in that the applicant needs more time to prepare further information (FI) to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of other relevant parties.
- 3.2. 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 upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and can 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.

¹ The number of deferments to be granted stipulated under TPB PG-No. 33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.

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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I Letter dated 9.9.2021 from the applicant's representative requesting for deferment

Plan A-1 Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2021**