

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K22/37
(for 2nd Deferment)

- Applicant** : International Trademart Company Limited represented by KTA Planning Limited
- Site** : New Kowloon Inland Lot (NKIL) No. 6032, 1 Trademart Drive, Kowloon Bay, Kowloon
- Site Area** : About 22,280m²
- Lease** : NKIL No. 6032
- (a) with a lease term up to 2047;
 - (b) restricted to non-industrial (excluding godown, petrol filling station, hotel and residential) purposes;
 - (c) maximum Gross Floor Area (GFA) of 164,872m² (i.e. Plot Ratio (PR) 7.4) with a requirement of minimum GFA of 11,285m² for the Trade Mart for the display of, exhibition of and wholesale trade in manufactured goods or services;
 - (d) parking, loading and unloading requirements upon redevelopment as specified in the Fifth Schedule of the Modification Letter dated 20.1.2005 governing the Lot; and
 - (e) height restriction of 185m above Hong Kong Principal Datum (mPD).
- Plan** : Approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/8
- Zoning** : “Other Specified Uses” annotated “Trade Mart and Commercial Development” (“OU(Trade Mart and Commercial Development)”) (about 99.2%) subject to the following restrictions/requirements:
- (a) maximum PR of 12.0, or the PR of the existing building, whichever is the greater, the GFA of which shall include exhibition/trade-related uses of not less than 11,285m²; and
 - (b) maximum building height (BH) of 100mPD
- Area shown as ‘Road’ (about 0.8%)
- Application** : Proposed Composite Redevelopment with Residential, Commercial and Trade Mart, Social Welfare Facilities and School uses and Minor Relaxation of BH Restriction

1. **Background**

- 1.1. On 13.5.2024, the applicant submitted the current application to seek planning permission for a composite mix of residential, commercial and trade mart, social welfare facilities and school uses, and minor relaxation of permitted maximum BH from 100mPD to 140mPD (+40%) at the application site (**Plan A-1**).
- 1.2. On 16.8.2024, 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 sufficient time to address comments raised by relevant government department and prepare submission of further information (FI).

2. **Request for Deferment**

On 14.10.2024, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a period of two months in order to allow more time for the applicant to fine-tune the proposed development mix and update the associated technical assessments (**Appendix I**).

3. **Planning Department's Views**

- 3.1. The Planning Department has no objection to the request for the second 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) 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 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 to the Committee for consideration at the next meeting.

5. **Attachments**

Appendix I Letter dated 14.10.2024 from the applicant's representative requesting for deferment

Plan A-1

Location Plan

**PLANNING DEPARTMENT
OCTOBER 2024**