

MPC Paper No. A/K9/280
For Consideration by
the Metro Planning Committee
on 23.12.2022

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K9/280
(for 1st Deferment)

- Applicant** : Bermington Investment Limited represented by KTA Planning Limited
- Site** : 12 Hung Lok Road, Hung Hom, Kowloon
- Site Area** : About 9,940m²
- Lease** : (a) Kowloon Inland Lot (KIL) No. 11103 held under Conditions of Sale No. 12612 for a term of 50 years commencing from 16.10.2001
- (b) Shall not be used for any purposes other than for a public carpark (with not less than 378 parking spaces comprising not less than 200 spaces for the parking of licensed light goods vehicles and not less than 178 spaces for the parking of licensed private cars) and for non-industrial (excluding godown, private residential and petrol filling station) purposes
- Plan** : Approved Hung Hom Outline Zoning Plan (OZP) No. S/K9/28
- Zoning** : “Commercial (3)” (“C(3)”)
- (a) maximum gross floor area (GFA) of 119,280m² of which a GFA of not less than 16,300m² shall be provided for a public car/lorry park and maximum building height (BH) of 105mPD; and
- (b) provision for application for minor relaxation of GFA restriction.
- Application** : Proposed Flat with Permitted Hotel, Shop and Services and Eating Place Uses with Minor Relaxation of GFA for a Public Car/Lorry Park

1. Background

On 27.9.2022, the applicant submitted the current application to seek planning permission for proposed flat with permitted hotel, shop and services and eating place uses with minor relaxation of GFA for a public car/lorry park at the subject 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 7.12.2022, the applicant's representative wrote to the Secretary, Town Planning Board (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 to prepare Further Information (FI) to address comments from relevant Government departments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first 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 further submission 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
Plan A-1

Letter from Applicant's Representative dated 7.12.2022
Location Plan

PLANNING DEPARTMENT
DECEMBER 2022