

MPC Paper No. Y/K15/5B  
For Consideration by  
the Metro Planning Committee  
on 26.3.2021

**APPLICATION FOR AMENDMENT OF PLAN**  
**UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. Y/K15/5**  
***(for 3<sup>rd</sup> deferment)***

- Applicant** : The Hong Kong Ice & Cold Storage Company Limited and Ever Sun International Holdings Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : Yau Tong Marine Lots 71, 73 and 74, New Kowloon Inland Lot 6138 and Adjoining Government Land in Yau Tong Bay, Yau Tong, Kowloon
- Site Area** : About 16,527m<sup>2</sup> (including about 7,819m<sup>2</sup> (47.31%) of government land)
- Lease** : New Kowloon Inland Lot (NKIL) No. 6138
- To expire on 30.6.2047
  - Restricted to pigging station use
- Yau Tong Marine Lot (YTML) No. 71
- To expire on 30.6.2047
  - Restricted to ice-making and cold storage purpose
- YTML Nos. 73 and 74
- To expire on 30.6.2047
  - Restricted to industrial or godown purpose or both
- Plan** : Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/25
- Zoning** : “Comprehensive Development Area” (“CDA”)
- (a) a maximum plot ratio of 4.5;
  - (b) a maximum building height of 120mPD; and
  - (c) provision of a public waterfront promenade (PWP) not less than 15m wide and with a site area not less than 24,700m<sup>2</sup>.
- Proposed Amendment** : To rezone the application site from “CDA” to “Commercial (1)” (“C(1)”), “C(2)” and “Government, Institution or Community” (“G/IC”) and to amend the Notes of the “C” zone

## 1. **Background**

- 1.1 On 3.1.2020, the applicant submitted an application for the above proposed rezoning amendments of the application site (the Site) from “CDA” to “C(1)”, “C(2)” and “G/IC” with corresponding amendments to the Notes on the approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/25 to facilitate the development of proposed commercial development and Government, Institutional/Community Uses at the Site (**Plan Z-1**).
- 1.2 On 29.5.2020 and 6.11.2020, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application with a period of two months respectively, as requested by the applicant, so as to allow time for preparation of Further Information (FI) to address the comments from Government departments.
- 1.3 On 4.1.2021 and 18.3.2021, the applicant submitted FI including responses to departmental comments, revised Sewerage Impact Assessment, revised Air Ventilation Assessment, revised Landscape Proposal and revised calculations under the Traffic Impact Assessment to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 18.3.2021, 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 so as to allow more time for preparation of further information to address the comments of various Government departments (**Appendix I**).

## 3. **Planning Department’s Views**

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant. Since the last deferment on 6.11.2020, the applicant has submitted FIs as stated in paragraph 1.3 above to address departmental comments.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications provided 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. 33) in that more time is required for the applicant to prepare FI in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of other relevant parties.
- 3.3 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within three 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. Since it is the third deferment of the application, the applicant should be advised that the Committee has allowed a total of six months for preparation of FI submission, 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 to the Committee for consideration at the next meeting.

**5. Attachments**

<b>Appendix I</b>	Letter dated on 18.3.2021 from the applicant's representative
<b>Plan Z-1</b>	Location Plan

**PLANNING DEPARTMENT  
MARCH 2021**