

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

**APPLICATION NO. Y/K15/6
(for 1st Deferment)**

- Applicant** : Ever Sun International Holdings Limited represented by Arup Hong Kong Limited
- Plan** : Draft Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/26 (at the time of submission of the application. The zoning and development restrictions for the application site remain unchanged on the current OZP)
- Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun OZP No. S/K15/27 (currently in force)
- Application Site** : Yau Tong Marine Lots (YTML) 73 and 74 in Yau Tong Bay, Yau Tong, Kowloon
- Site Area** : About 4,600m²
- Lease** : YTML 73 and 74
- (a) To be expired on 30.6.2047;
- (a) Restricted to industrial or godown purpose or both; and
- (b) Maximum building height (BH) of 51.5mPD.
- Zoning** : “Comprehensive Development Area” (“CDA”)
- (a) Maximum plot ratio (PR) of 4.5;
- (b) Maximum BH of 120mPD; and
- (c) Provision of a public waterfront promenade not less than 15m wide and with a site area not less than 24,700m².
- Proposed Amendments** : To rezone the application site from “CDA” to “Commercial (1)” (“C(1)”) and to amend the Notes of the “C” zone

1. Background

On 22.9.2022, the applicant submitted the current application to rezone the application site (**Plan Z-1**) from “CDA” to “C(1)” with a maximum PR and BH of 11 and 135mPD respectively to facilitate a proposed redevelopment of the existing industrial building to

a commercial/office development. The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 21.4.2023, the applicant's representative wrote to the Secretary of the Town Planning Board (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 three 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 Z-1

Letter dated 21.4.2023 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
MAY 2023