

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K11/236
(for 1st Deferment)

- Applicant** : Yangtzekiang Garment Limited and Lukhop Garments Limited represented by Ron Luen & Company Limited
- Site** : Nos. 20-24 Tai Yau Street, San Po Kong, Kowloon
- Site Area** : 2,400.49 m²
- Lease** : New Kowloon Inland Lot (NKIL) Nos. 4735, 4736, 4737, 4738 & 4739 (the Lot)
- (a) Restricted for industrial purposes excluding any offensive trades
 - (b) No part of any structure shall exceed a height of 300 ft above Principal Datum (i.e. about 91.44mPD)
 - (c) No building shall be erected on the lot except a factory and/or a warehouse, ancillary offices and quarters
- Plan** : Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/29
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
- (a) Maximum plot ratio (PR) of 12.0 and maximum building height (BH) of 120 meters above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater
 - (b) A minimum of 3m wide “non-building area” (“NBA”) from the lot boundary abutting Tai Yau Street shall be provided within this zone
 - (c) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/BH restrictions stated in the Notes of the OZP may be considered by the Town Planning Board (the Board) on application under s.16 of the Town Planning Ordinance (the Ordinance)
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods)

1. Background

- 1.1 On 21.10.2019, the applicant’s agent submitted an application for minor relaxation of PR restriction, i.e. from 12.0 as stipulated on the OZP to 14.4 (+20%) for redevelopment of the existing industrial building at the application site (the Site),

zoned “OU(B)”, for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) on 13.12.2019.

2. Request for Deferment

On 27.11.2019, 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 to allow adequate time to address departmental comments (**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. 33) in that the applicant needs more time 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 further information from the applicant. If the further information 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 further information, 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. Attachment

Appendix I Letter dated 27.11.2019 from the applicant’s representative requesting for deferment

Plan A-1 Location plan