

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/K22/27**  
*(for 2<sup>nd</sup> deferment)*

- Applicant** : Kerry D.G. Warehouse (Kowloon Bay) Limited represented by  
Kenneth To & Associates Limited
- Site** : 7 Kai Hing Road, Kowloon Bay, Kowloon
- Site Area** : About 4,293m<sup>2</sup>
- Lease** : New Kowloon Inland Lot (NKIL) No. 5813  
(a) restricted for the purpose of a godown for storage of dangerous  
goods  
(b) subject to height restriction of 20.5mPD
- Plan** : Approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/6
- Zoning** : “Commercial (2)” (“C(2)”)  
(a) maximum plot ratio (PR) of 9.5 for a non-domestic building; or  
maximum PR of 5.0 for a domestic building or a partly domestic  
and partly non-domestic building  
(b) maximum site coverage (SC) of 65%  
(c) maximum building height (BH) of 100mPD  
(d) on land designated ‘Waterfront Promenade’, a 20m wide  
promenade abutting the waterfront shall be provided for public  
enjoyment purpose  
(e) based on the individual merits of a development or  
redevelopment proposal, minor relaxation of the PR, SC and 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
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Office,  
Shop and Services and Eating Place Uses

## 1. **Background**

- 1.1 On 3.12.2019, the Board received an application seeking planning permission for proposed minor relaxation of PR restriction from 9.5 to 11.4 (i.e. +20%) for permitted office, shop and services and eating place uses at the application site (**Plan A-1**).
- 1.2 On 17.1.2020, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments. On 17.3.2020, 19.3.2020 and 24.4.2020, the applicant submitted FIs including responses to departmental comments, revised traffic impact assessment, revised sewerage impact assessment and revised landscape and greenery plans. The application is scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 27.4.2020, 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 in order to allow time for the relevant government departments to review the FI received by the Board on 27.4.2020. (**Appendix I**).

## 3. **Planning Department's Views**

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address departmental comments. Since the first deferment on 17.1.2020, the applicant has submitted FIs including responses to departmental comments and revised technical assessments to address departmental comments. Relevant departments are reviewing the latest submissions, and the applicant needed more time to further consult the departments.
- 3.2 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 Town Planning Ordinance (TPB PG-No. 33) in that more time is required by the applicant to further consult relevant government departments, 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 two 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. The applicant should be advised that the Committee has allowed a total of four 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 to the Committee for consideration at the next meeting.

**5. Attachments**

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| <b>Appendix I</b> | Letter dated 27.4.2020 from the applicant's representative |
| <b>Plan A-1</b>   | Location plan  |

**PLANNING DEPARTMENT  
MAY 2020**