

MPC Paper No. A/K13/316
For Consideration by
the Metro Planning Committee
on 17.3.2020

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K13/316
(for 1st Deferment)

- Applicant** : The Build-up Plastic and Metal Co. Ltd. represented by Kenneth To & Associates Limited
- Site** : No. 33 Tai Yip Street, Kwon Tong, Kowloon
- Site Area** : 1,070.244m²
- Lease** : (a) New Kowloon Inland Lot (NKIL) No. 5595 (“the Lot”)
(b) Restricted for industrial and/or godown purposes excluding offensive trades
(c) Maximum height of any structure on the Lot shall not exceed 110ft (i.e. 33.5m) above Principal Datum
- Plan** : Draft Ngau Tau Kok and Kowloon Bay Outline Zoning Plan (OZP) No. S/K13/29
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
(a) Maximum plot ratio (PR) of 12.0 and maximum building height (BH) of 100 meters above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater
(b) 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 and BH Restrictions for Permitted Office, Shop and Services and Eating Place Uses

1. Background

- 1.1 On 24.12.2019, the applicant submitted an application for minor relaxation of PR, i.e. from 12.0 to 14.4 (i.e. +2.4 or +20%) and BH restriction (BHR) from 100mPD to 109.9mPD (i.e. +9.9m or +9.9%) for redevelopment of the existing industrial building at the application site (the Site) (**Plan A-1**) for permitted office, shop and services and eating place uses.

1.2 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 21.2.2020 for consideration of the application has been rescheduled, and the Town Planning Board has agreed to defer consideration of the application. The application is now scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 6.2.2020, 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 to allow more time to address the 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 6.2.2020 from the applicant's representative requesting for deferment

Plan A-1 Location plan

**PLANNING DEPARTMENT
MARCH 2020**