

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

**APPLICATION NO. A/K14/777**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant** : Sinotex Corporation Limited represented by Masterplan Limited
- Plan** : Approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/22
- Application Site** : 71 How Ming Street, Kwun Tong, Kowloon
- Site Area** : About 1,271.66m<sup>2</sup>
- Lease** : (a) Kwun Tong Inland Lot Nos. 445 and 446  
(b) Restricted for industrial purposes only excluding offensive trades  
(c) Height restriction of not exceeding 170 feet above Principal Datum
- Zoning** : “Other Specified Uses” annotated “Business”  
(a) Maximum plot ratio (PR) of 12.0 and maximum building height (BH) of 160 meters above Principal Datum, 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 Restriction for Permitted Office Use

**1. Background**

- 1.1 On 25.9.2019, the applicant submitted an application to seek planning permission under s.16 of the Ordinance for minor relaxation of PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) for redevelopment of the existing industrial building into an office development at the application site (**Plan A-1**).
- 1.2 On 15.11.2019, 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 25.11.2019, the applicant submitted FI including responses to comments and additional information on planning and design merits of the development proposal. The application is scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 8.1.2020, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months in order to allow adequate time for preparing FI to address departmental comments on the building setback proposal (**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 15.11.2019, the applicant has submitted FI including responses to departmental comments and additional information on planning and design merits. As relevant departments have further comments on the submission, the applicant indicated that more time is needed to prepare FI to address those comments.

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 the applicant needs more time to prepare FI to address departmental comments, the proposed 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. Since it is the second deferment of the application, the applicant should be advised that the the Committee has allowed a total of four months for preparation of the 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**

<b>Appendix I</b>	Letter from the applicant's representative dated on 8.1.2020
<b>Plan A-1</b>	Location Plan