

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K14/794
(for 1st Deferment)

- Applicant** : Able Luck Development Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : 119 – 121 How Ming Street, Kwun Tong, Kowloon
- Site Area** : About 929.02m²
- Lease** : (a) Kun Tong Inland Lot (KTIL) Nos. 1 S. A and RP (the Lot)
(b) Restricted to a factory for the manufacture of wearing apparel hats and gloves or embroidery excluding offensive trades
- Plan** : Approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/22
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
- (a) Maximum plot ratio (PR) of 12.0 and maximum building height (BH) of 200 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 Plot Ratio Restriction for Permitted Non-polluting Industrial Use (Excluding Industrial Undertakings Involving the Use/Storage of Dangerous Goods)

1. Background

On 1.9.2020, the applicant submitted an application to seek planning permission under s.16 of the Ordinance for minor relaxation of PR restriction from 12.0 to 14.4 (i.e. +2.4 or +20%) for redevelopment of the existing industrial building into a 41-storey (including 2 basement levels) development for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods) at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. **Request for Deferment**

On 9.12.2020, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a period of two months in order to allow time for preparation of further information (FI) to address comments from government departments (**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 Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time to prepare FI in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of 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 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 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 to the Committee for consideration at the next meeting.

5. **Attachments**

Appendix I	Letter from the applicant's representative dated on 9.12.2020
Plan A-1	Location Plan

**PLANNING DEPARTMENT
DECEMBER 2020**