

MPC Paper No. Y/K15/4
For Consideration by
the Metro Planning Committee
on 13.12.2019

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/K15/4
(for 1st deferment)

- Applicant** : Main Wealth Development Limited represented by Ove Arup & Partners
Hong Kong Limited
- Site** : Various marine/private lots and adjoining government land at Yau Tong
Bay, Yau Tong, Kowloon
- Site Area** : About 98,954.75m² (including about 10,248.24m² (10.36%) of
government land)
- Lease** : Applicant's Site (73,971.79m², 74.75%)
Yau Tong Marine Lot (YTML) Nos. 1, 5, 6 & Extension (Ext), 7 & Ext, 8
to 14, 19 to 21 (& their Exts), 22 s.A, s.B & Ext, RP & Ext, 23 & Ext, 24
& Ext, 28 & Ext, 29 & Ext, 30 to 33, 35 to 37 and 54
- Restricted to shipbuilding and/or sawmill and timberyard
- YTML No. 27 & Ext
- Restricted to timberyard and/or sawmill
- YTML No. 34
- Restricted to shipbuilding and/or sawmill and timberyard and or
casting of concrete piles
- YTML Nos. 15, 38, 41 to 46
- Restricted to ship/boat building and/or repairing
- New Kowloon Inland Lot (NKIL) No. 6138
- Restricted to pigging station use
- Dissenting Lots (14,734.72m², 14.89%)
- YTML Nos. 2 to 4, 25 & Ext and 26 & Ext
- Restricted to shipbuilding and/or sawmill and timberyard
- YTML No. 71
- Restricted to ice-making and cold storage purpose
- YTML Nos. 73 and 74
- Restricted to industrial or godown purpose or both

Plan : Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/25

Zoning : “Comprehensive Development Area” (“CDA”)
(a) a maximum plot ratio of 4.5;
(b) a maximum building height of 120mPD;
(c) provision of a public waterfront promenade (PWP) not less than 15m wide and with a site area not less than 24,700m²;
(d) based on individual merits of a development or redevelopment proposal, minor relaxation of the restrictions on the maximum PR and BH may be considered by the Town Planning Board (the Board) on application. Under no circumstances shall the total PR exceed 5.0; and
(e) in determining the maximum PR, any floor space that is constructed or intended for use solely as Government, institution or community facilities and public vehicle park (PVP) shall be included for calculation.

Proposed Amendment : To amend the Remarks in the Notes of the “CDA” zone of the OZP

[To disregard the floor space that is constructed or intended for use solely as underground PVP, as required by the Government, from PR calculation.]

1. Background

On 17.9.2019, the applicant submitted an application and proposed to amend the Remarks in the Notes of the “CDA” zone of the OZP to disregard the floor space that is constructed or intended for use solely as underground PVP as required by the Government, from PR calculation (**Plan Z-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 2.12.2019, 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 comments from the Transport Department (**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 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 three months upon receipt of further information (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 received on 2.12.2019 from the applicant's representative
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
DECEMBER 2019**