

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

**APPLICATION NO. A/K3/582**  
***(for 2<sup>nd</sup> Deferment)***

<b><u>Applicant</u></b>	Noble Energy Limited represented by Vision Planning Consultants Limited
<b><u>Site</u></b>	107-111 (Odd Numbers Only) Tung Chau Street, Tai Kok Tsui, Kowloon
<b><u>Site Area</u></b>	386.5m <sup>2</sup> (about)
<b><u>Lease</u></b>	Kowloon Inland Lot (KIL) 7779 (the Lot) (a) restricted to industrial purposes excluding offensive trades; and (b) a right-of-way over the rear portion of the Lot is reserved for Government and the lessees of neighbouring lots. No building shall encroach upon the said right-of-way
<b><u>Plan</u></b>	Approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/32 (currently in force)  Draft Mong Kok OZP No. S/K3/31 (in force at the time of submission. The zoning and development restrictions for the site remain unchanged on the current OZP)
<b><u>Zoning</u></b>	“Other Specified Uses” annotated “Business” (“OU(B)”) (a) a maximum plot ratio (PR) of 12.0 and a maximum building height (BH) of 110 mPD, or the PR/height of the existing building, whichever is the greater; (b) a minimum setback of 3m from the lot boundary above 15m measured from mean street level abutting Maple Street shall be provided; and (c) minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application based on the individual merits of development proposal
<b><u>Application</u></b>	Proposed Minor Relaxation of PR Restriction for Permitted Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods)

**1. Background**

- 1.1 On 16.7.2019, the application for proposed minor relaxation of PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) for a proposed industrial building at the application

site (the Site) was received by the Board (**Plan A-1**). The application was originally scheduled for consideration by the Metro Planning Committee (the Committee) of the Board on 6.9.2019. Since the Site was the subject of one of the amendment items under the draft Mong Kok OZP No. S/K3/31 and adverse representations were received during the exhibition of the OZP, the Committee agreed on 6.9.2019 to defer making a decision on the application as recommended by the Planning Department, and that the application should be submitted for the Board's consideration after the Chief Executive in Council (CE in C) considered the draft OZP and the representations.

- 1.2 Subsequently, the draft Mong Kok OZP was approved by the CE in C on 8.10.2019 and the approved Mong Kok OZP No. S/K3/32 was gazetted on 18.10.2019.
- 1.3 With the further information received from the applicant on 15.10.2019 and 23.10.2019, which was not exempted from publication and recounting requirement, the application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 27.11.2019, the applicant's representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for one month in order to allow sufficient time to re-assess the building design of the proposed development with a view to further improving the local streetscape (**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 re-assess the building design of the proposed development so as 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 submission 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 one month 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. **Attachments**

**Appendix I** Letter dated 27.11.2019 from the applicant's representative  
**Plan A-1** Location Plan

**PLANNING DEPARTMENT  
DECEMBER 2019**