

TPB Paper No. 10561

**For Consideration by
the Town Planning Board on 12.7.2019**

**REVIEW OF APPLICATION NO. A/K14/764
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING
HEIGHT RESTRICTIONS FOR PERMITTED OFFICE, SHOP AND
SERVICES & EATING PLACE USES IN
“OTHER SPECIFIED USES” ANNOTATED “BUSINESS” ZONE,
32 HUNG TO ROAD, KWUN TONG, KOWLOON**

REVIEW OF APPLICATION NO. A/K14/764
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(for 1st Deferment)

- Applicant** : Epic First Holding Limited represented by Ove Arup & Partners
Hong Kong Limited
- Site** : 32 Hung To Road, Kwun Tong, Kowloon
- Site Area** : 911.2m²
- Lease** : (a) Kwun Tong Inland Lot (KTIL) No. 264 (the Lot)
(b) Restricted to industrial and/or godown purposes excluding
any offensive trades
(c) No building shall be erected except a factory and/or
warehouse ancillary offices and quarters for persons
essential to the safety and security of the building
(d) No building shall exceed a height of 170 feet above Colony
Principal Datum
- 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 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 & Eating Place Uses
- MPC’s Decision** : Rejected
[Date of Consideration] [22.3.2019]
- Subject of Review** : To review the Metro Planning Committee (MPC)’s decision to
reject the application

1. Background

- 1.1 On 29.11.2018, the applicant sought 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%) as well as relaxation in BH restriction (BHR) from 100mPD to 130.2mPD (i.e. +30.2m or +30.2%) for redevelopment of the existing 7-storey industrial building (IB) into a 38-storey (including 4 basement levels) commercial building comprising permitted office, shop and services and eating place uses at the application site (the Site) (**Plan R-1**). On 22.3.2019, MPC of the Board rejected the application.
- 1.2 On 15.4.2019, the applicant's representative applied under s.17(1) of the Ordinance for a review of MPC's decision to reject the application. The review application has been scheduled for consideration by the Board at this meeting.
- 1.3 The same applicant submitted another application (No. A/K14/771) for minor relaxation of PR restriction from 12 to 14.4 as well as relaxation in BHR from 100mPD to 119.7mPD for the same use at the Site. The application was deferred by MPC on 31.5.2019 pending more information from the applicant for the Members to further consider the planning and design merits of the application, which is scheduled for consideration by MPC on 16.8.2019.

2. Request for Deferment

On 3.7.2019, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the review application for two months in order to allow more time to prepare further information (FI) in support of the planning and design merits of the proposed minor relaxation of BHR (**Annex A**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for deferment as the justifications for deferment meet 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 demonstrate the planning and design merits of the proposed minor relaxation of BHR, the proposed deferment period is not indefinite, and the deferment would not affect the interest of relevant parties.
- 3.2 Should the Board agree to defer a decision on the review application, the application will be submitted to the Board for consideration within three 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 Board's consideration. The applicant should be advised that the Board 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 Board is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the review application will be submitted to the Board for consideration at the next meeting.

5. Attachments

Annex A	Letter from the applicant's representative dated 4.7.2019
Plan R-1	Location plan

**PLANNING DEPARTMENT
JULY 2019**