

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

**APPLICATION NO. A/K10/262**  
*(for 2<sup>nd</sup> deferment)*

- Applicant** : Red Carpet Limited represented by SYW & Associates Ltd.
- Plan** : Draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/25
- Application Site** : 33 Sheung Heung Road, Kowloon (Kowloon Inland Lot (KIL) No. 6414)
- Site Area** : About 390.192m<sup>2</sup>
- Lease** : (a) KIL No. 6414 which is held under a Government lease subject to a lease term of 75 years renewable for 75 years commencing from 12.10.1955  
(b) Restricted to industrial purposes  
(c) Subject to non-offensive trade clause
- Zoning** : “Residential (Group E)” (“R(E)”)
- [Maximum plot ratio (PR) of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, and maximum building height (BH) of 120mPD, or the PR and BH of the existing building, whichever is the greater]
- Application** : Proposed Flat, Shop and Services

**1. Background**

On 17.7.2019, the applicant submitted an application to seek planning permission for proposed flat, shop and services at the application site (the Site) (**Plan A-1**). On 6.9.2019, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow adequate time to prepare further information (FI) to address departmental comments. As the applicant has not submitted any FI to address the departmental comments, the application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 28.10.2019, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months in order to allow adequate time to address departmental comments (**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. Nevertheless, the applicant requested for more time to prepare FI to respond to departmental comments.

3.2 PlanD 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.

3.3 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. The applicant should be advised that the Committee has allowed a total of four 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 dated 28.10.2019 from the applicant's representative

**Plan A-1** Location plan