

MPC Paper No. A/K22/20
For Consideration by
the Metro Planning Committee
on 12.1.2018

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K22/20
(for 1st Deferment)

- Applicant** : Rich Union Development Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : New Kowloon Inland Lot No. 6556, Muk Yuen Street, Kai Tak, Kowloon
- Site Area** : About 19,044 m² (including the “Comprehensive Development Area (1)” (“CDA(1)”) site of 17,767m² and the area proposed for underground shopping street and underground public walkway of 1,277m²)
- Lease** : (a) for a term of 50 years commencing from 28.6.2017
(b) restricted to non-industrial (excluding residential, godown and petrol filling station) purposes
- Plan** : Draft Kai Tak Outline Zoning Plan (OZP) No. S/K22/5
- Zoning** : “CDA(1)”, “Open Space” and ‘Road’
[“CDA(1)” subject to the following restrictions/requirements:
(a) maximum plot ratio of 10.0;
(b) maximum site coverage of 65% (excluding basement(s));
(c) maximum building heights of 200mPD for the north-eastern portion and 40mPD for the south-western portion as stipulated on the Plan; and
(d) on land designed ‘Shop and Services’ and ‘Eating Place’ uses only, buildings not exceeding 2 storeys to accommodate ‘Shop and Services’ and ‘Eating Place’ uses shall be provided.]
- Application** : Proposed Comprehensive Development for Office, Shop and Services, Eating Place and Public Transport Terminus

1. Background

On 21.11.2017, the applicant submitted an application to seek planning permission for a proposed comprehensive development for office, shop and services, eating place and public transport terminus at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) on 12.1.2018.

2. Request for Deferment

On 28.12.2017, the applicant's agent 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 so as to allow time for preparation of further information to address the comments of relevant government bureau/departments (**Appendix I**).

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 respond to the comments of relevant bureau/departments, 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 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 a period of two months for preparation of further information, and no further deferment should 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.

Attachments

Appendix I	Letter dated 28.12.2017 from the applicant's agent
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2018**