

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K10/265
(for 3rd deferment)

- Applicant** : Kai It Properties and Investments Limited represented by Kenneth To & Associates Limited
- Plan** : Approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/26 (currently in force)
- Draft Ma Tau Kok OZP No. S/K10/25 (in force at time of submission)
- Application Site** : Kowloon Inland Lots (KILs) 6342, 6344, 7427, 7629, 7630, 7631 and 7632, Mok Cheong Street and Sung Wong Toi Road, Ma Tau Kok, Kowloon
- Site Area** : About 8,361.3m²
- Lease** : (a) commencing from 17.3.1952 for a lease term of 75 years with a right of renewal for a term of 75 years;
(b) restricted to ‘industrial’ purposes excluding offensive trade clause; and
(c) subject to mutual right-of-ways (except KIL 6344 & KIL 7427).
- Zoning** : “Comprehensive Development Area (3)” (“CDA(3)”)
- [Maximum domestic gross floor area (GFA) of 62,600m², maximum non-domestic GFA of 12,550m² and maximum building height (BH) of 100mPD]
- Application** : Proposed Comprehensive Residential and Commercial (Shop and Services) Development

1. Background

On 8.5.2020, the applicant submitted an application to seek planning permission under s.16 of the Town Planning Ordinance for a proposed comprehensive residential and commercial (shop and services) development at the application site (the Site) (**Plan A-1**).

On 26.6.2020 and 23.10.2020, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application for two months each, as requested by the applicant, to allow more time for the preparation of further information (FI) in responses to departmental comments pertaining to various technical aspects of the proposed development. Subsequently, the applicant submitted FIs on 26.8.2020 and 22.12.2020 to address departmental comments. The FI submitted by the applicant on 22.12.2020 including responses to departmental comments, supplementary information for Traffic Impact Assessment, revised Master Layout Plan and Landscape Master Plan and revised technical assessments on sewerage and drainage, air ventilation, air quality and noise aspects have been circulated to relevant government departments for comments.

2. Request for Deferment

On 20.1.2021, 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 more time for the preparation of FI to address further comments received by government departments on the revised Air Ventilation Assessment, Noise Impact Assessment and Sewerage and Drainage Impact Assessment, as well as other departmental comments yet to be received (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant to allow more time to prepare FI to address departmental comments. Since the last deferment on 23.10.2020, the applicant has submitted FI mainly involving responses to departmental comments and revised technical assessments. As relevant departments have further comments on the submission and some departmental comments are still pending, the applicant indicated that more time is needed to prepare FI to address comments from government departments.
- 3.2 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.
- 3.3 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 six 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 from the applicant's representative received on 20.1.2021

Plan A-1 Location plan

**PLANNING DEPARTMENT
FEBRUARY 2021**