

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

**APPLICATION NO. A/K14/797**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Hong Kong Housing Authority
- Site** : Sites R2-5 and R2-8, Anderson Road Quarry Development, Kowloon
- Site Area** : About 31,110m<sup>2</sup> (14,210m<sup>2</sup> for Site R2-5 and 16,900m<sup>2</sup> for Site R2-8)
- Lease** : Government Land
- Plan** : Approved Kwun Tong (North) Outline Zoning Plan (OZP) No. S/K14N/15
- Zoning** : “Residential (Group B)3” (for both Sites R2-5 and R2-8)
- (a) Maximum plot ratio (PR) of 4.0 (for both Sites R2-5 and R2-8)
  - (b) Building height restrictions (BHR) of 240 meters above Principal Datum (mPD) (western part) and 260mPD (eastern part) at Site R2-5
  - (c) BHR of 225mPD (western part) and 255mPD (eastern part) at Site R2-8
  - (d) 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 Restrictions for Proposed ‘Social Welfare Facilities’, ‘School (Kindergarten)’, ‘School (not elsewhere specified)’, ‘Shop and Services’, ‘Market’, ‘Eating Place’, ‘Institutional Use (not elsewhere specified)’ and ‘Place of Entertainment’, and Minor Relaxation of BHRs for Permitted Public Housing Developments

**1. Background**

On 14.12.2020, the applicant submitted an application to seek planning permission under s.16 of the Ordinance for proposed non-domestic facilities (including social welfare and educational facilities and commercial facilities) with minor relaxation of PRs from 4.0 to 4.35 at Site R2-5 and 4.0 to 4.25 at Site R2-8, and minor relaxation of BHRs from 260mPD to 273mPD (eastern part) at Site R2-5 and from 255mPD to 266mPD (eastern part) at Site R2-8 for permitted public housing developments at the application sites (**Plan A-1**). The

application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

**2. Request for Deferment**

On 28.1.2021, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a period of one month in order to allow time for preparation of further information (FI) to address comments from government departments (**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 prepare FI 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 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 one month 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. Attachment**

**Appendix I** Letter dated 28.1.2021 from the applicant's representative

**Plan A-1** Location plan