

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K14/798
(for 1st Deferment)

- Applicant** : Hong Kong Housing Society represented by Townland Consultants Limited
- Site** : Site R2-4, Anderson Road Quarry Development, Kowloon
- Site Area** : About 10,600m²
- Lease** : Government Land
- Plan** : Approved Kwun Tong (North) Outline Zoning Plan (OZP) No. S/K14N/15
- Zoning** : “Residential (Group B)2”
- (a) Maximum plot ratio (PR) of 4.5
 - (b) Building height restrictions (BHR) of 230 meters above Principal Datum (mPD) (western part) and 280mPD (eastern part)
 - (c) 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 Restriction for Proposed ‘Social Welfare Facility’, ‘School (not elsewhere specified)’, ‘Shop and Services’, ‘Market’ and ‘Eating Place’ Uses and Minor Relaxation of BHR for Permitted Public Housing Development

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 facilities and retail facilities) with minor relaxation of PR restriction from 4.5 to 4.9 and BHR from 280mPD to 290mPD (eastern part) for the permitted public housing development at the application site (**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's representative 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 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