

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

**APPLICATION NO. A/K22/20**  
*( for 2<sup>nd</sup> Deferment )*

<b><u>Applicant</u></b>	Rich Union Development Limited represented by Ove Arup & Partners Hong Kong Limited
<b><u>Site</u></b>	New Kowloon Inland Lot No. 6556, Muk Yuen Street, Kai Tak, Kowloon
<b><u>Site Area</u></b>	About 19,044 m <sup>2</sup> (including the “Comprehensive Development Area (1)” (“CDA(1)”) site of 17,767m <sup>2</sup> and the area proposed for underground shopping street and underground public walkway of 1,277m <sup>2</sup> )
<b><u>Lease</u></b>	(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
<b><u>Plan</u></b>	Draft Kai Tak Outline Zoning Plan (OZP) No. S/K22/5
<b><u>Zoning</u></b>	“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 designated ‘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.]
<b><u>Application</u></b>	Proposed Comprehensive Development for Office, Shop and Services, Eating Place and Public Transport Terminus

**1. Background**

- 1.1 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**).

1.2 On 12.1.2018, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months as requested by the applicant to allow time for preparation of further information (FI) to address the comments of relevant government bureau/departments. The applicant's agent submitted FIs on 5.2.2018, 14.2.2018 and 15.2.2018. The application is scheduled for consideration by the Committee on 6.4.2018.

## 2. **Request for Deferment**

On 21.3.2018, the applicant's agent wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two weeks so as to allow time for preparation of FI to resolve the comments of relevant government bureau/departments (**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. Since the first deferment on 12.1.2018, the applicant submitted FIs including responses to departmental and public comments with revised master layout plan, landscape master plan, photomontages and technical assessments. However, some departmental comments are yet to be resolved. The applicant requires more time to prepare FI to address the comments.

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 respond to the comments of relevant bureau/departments, the deferment period is not indefinite and the deferment would not affect the interest of other concerned parties.

3.3 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 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 two months and two weeks 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.

**Attachments**

<b>Appendix I</b>	Letter dated 21.3.2018 from the applicant's agent
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
APRIL 2018**