

MPC Paper No. Y/K22/3
For Consideration by
the Metro Planning Committee
on 26.1.2018

APPLICATION FOR PERMISSION
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/K22/3
(for 1st Deferment)

- Applicant** : Worldy Limited represented by Kenneth To & Associates Limited
- Site** : Lucky Building, 3-5 San Ma Tau Street, Ma Tau Kok, Kowloon
- Site Area** : About 2,038.09 m²
- Lease** : Kowloon Inland Lot No. 6367 s.A
(a) for a term of 75 years renewable for 75 years commencing from 5.1.1953
(b) restricted to industrial purposes
- Plan** : Draft Kai Tak Outline Zoning Plan (OZP) No. S/K22/5
- Zoning** : “Other Specified Uses” annotated “Tunnel Ventilation Shaft” (“OU(Tunnel Ventilation Shaft)”) and “Government, Institution or Community” (“G/IC”)
(a) “OU(Tunnel Ventilation Shaft)”
[Restricted to a maximum building height (BH) of 45mPD as stipulated on the Plan, or the height of the existing building, whichever is the greater]
(b) “G/IC”
[Restricted to a maximum BH of 15mPD as stipulated on the Plan]
- Proposed Amendment** : To rezone the application site from “OU(Tunnel Ventilation Shaft)” and “G/IC” to “Commercial (9)” (“C(9)”)

1. Background

On 30.10.2017, the applicant submitted an application for rezoning the application site (the Site) from “OU(Tunnel Ventilation Shaft)” and “G/IC” to “C(9)” (**Plan Z-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) on 26.1.2018.

2. Request for Deferment

On 9.1.2018, 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 departments, including the preparation of quantitative risk assessment and foundation and structural design reports (**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 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 3 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 9.1.2018 from the applicant's agent
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2018**