

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H8/435
(for 2nd Deferment)

<u>Applicant</u>	Chief Lead Limited represented by KTA Planning Limited
<u>Site</u>	Land falling within “Comprehensive Development Area (2)” zone and an area shown as ‘Road’ at Kai Yuen Street, North Point, Hong Kong
<u>Site Area</u>	About 17,750m ²
<u>Land Status</u>	<u>Eastern Part</u> : various sub-sections of sections Q, G, H, I, P and R of Inland Lot (I.L.) 5044 and MTR Lot No.1 R.P. (6,689m ²) <u>Western Part and Road</u> : various section lots of I.L. 2168 and I.L. 5044 (8,683m ²), MTR Lot No.1 R.P. and Government land (2,378m ²)
<u>Plan</u>	Approved North Point Outline Zoning Plan (OZP) No. S/H8/26
<u>Zoning</u>	“Comprehensive Development Area (2)” (“CDA(2)”) (86.2%) and ‘Road’ (13.8%)
<u>Application</u>	Proposed Comprehensive Residential Development with Minor Relaxation of Plot Ratio and Building Height Restrictions (Amendments to an Approved Master Layout Plan)

1. Background

- 1.1 On 20.7.2022, the Town Planning Board (the Board) received the subject planning application for proposed amendments to the approved Master Layout Plan for a comprehensive residential development at the application site, which is mainly zoned “CDA(2)” and partly shown as ‘Road’ on the approved North Point OZP No. S/H8/26 (**Plan A-1**). The proposed amendments also involve minor relaxation of the plot ratio restriction from 8 to 8.14 and the building height restriction for the western part of the “CDA(2)” zone from 130mPD to 145.4mPD.
- 1.2 On 9.9.2021, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments. Upon receipt of the applicant’s FI on 23.9.2022, 2.11.2022 and 9.12.2022, the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 19.12.2022, 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 additional time for the applicant to prepare further information (FI) to address the Transport Department's comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second 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. 33A) in that the applicant needs more time to prepare FI in response to 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 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 three months for preparation of submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 19.12.2022
Plan A-1	Location plan

**PLANNING DEPARTMENT
DECEMBER 2022**