

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

**APPLICATION NO. A/K10/265**  
***(for 4<sup>th</sup> deferment)***

- Applicant** : Kai It Properties and Investments Limited represented by Kenneth To & Associates Limited
- Plan** : Draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/27 (currently in force)
- Draft Ma Tau Kok OZP No. S/K10/25 (in force at time of submission)
- Application Site** : Kowloon Inland Lots (KILs) 6342, 6344, 7427, 7629, 7630, 7631 and 7632, Mok Cheong Street and Sung Wong Toi Road, Ma Tau Kok, Kowloon
- Site Area** : About 8,361.3m<sup>2</sup>
- Lease** : (a) commencing from 17.3.1952 for a lease term of 75 years with a right of renewal for a term of 75 years;  
(b) restricted to ‘industrial’ purposes excluding offensive trade clause; and  
(c) subject to mutual right-of-ways (except KIL 6344 & KIL 7427).
- Zoning** : “Comprehensive Development Area (3)” (“CDA(3)”)
- [Maximum domestic gross floor area (GFA) of 62,600m<sup>2</sup>, maximum non-domestic GFA of 12,550m<sup>2</sup> and maximum building height (BH) of 100mPD]
- Application** : Proposed Comprehensive Residential and Commercial (Shop and Services) Development

**1. Background**

- 1.1 On 8.5.2020, the applicant submitted an application to seek planning permission under s.16 of the Town Planning Ordinance for a proposed comprehensive residential and commercial (shop and services) development at the application site

(the Site) (**Plan A-1**). On 26.6.2020, 23.10.2020 and 5.2.2021, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application for two months each, as requested by the applicant, to allow more time for the preparation of further information (FI) in responses to departmental comments pertaining to various technical aspects of the proposed development.

- 1.2 Since the last deferment on 5.2.2021, the applicant has submitted FIs on 1.4.2021, 13.5.2021, 14.5.2021 and 30.7.2021 to address departmental and public comments. The FI submitted by the applicant on 30.7.2021 include responses to departmental comments, supplementary information for Traffic Impact Assessment, replacement pages of Air Ventilation Impact Assessment and Sewerage Impact Assessment, as well as an updated Landscape Master Plan. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 2.8.2021, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for one month in order to allow sufficient time for Government departments to examine the FI submitted on 30.7.2021 (**Appendix I**).

## **3. Planning Department's Views**

- 3.1 The application has been deferred three times for a total of six months at the request of the applicant to allow more time to prepare FI to address departmental comments. Since the last deferment on 5.2.2021, the applicant has submitted FI involving responses to departmental and public comments, as well as revised technical assessments. As more time is required for relevant departments to examine the FI submitted on 30.7.2021, the applicant requests the Committee to defer a decision on the application for another one month.
- 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 more time is required for relevant Government departments to examine the FI and provide comments, the deferment period is not indefinite and the deferment would not affect the interest of other relevant parties.
- 3.3 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within one month. If the FI can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. Since it is the fourth deferment of the application, the applicant should be advised that the Committee has allowed a total of seven months for resolving departmental comments on the application, this is the last deferment and no further deferment would be granted.

**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  
Plan A-1**

Letter dated 2.8.2021 from the applicant's representative  
Location plan

**PLANNING DEPARTMENT  
AUGUST 2021**