

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K10/269
(for 1st deferment)

- Applicant** : Regal Galaxy Investment Limited represented by LCH Planning & Development Consultants Limited
- Site** : 21 Yuk Yat Street, To Kwa Wan, Kowloon
- Site Area** : About 539.3m²
- Lease** : (a) Kowloon Inland Lot No. 9230 held under Conditions of Sale No. 8625 as varied by Modification Letter dated 23.12.1994 for a term of 75 years renewable for 75 years commencing from 13.7.1964
(b) Restricted for industrial and/or godown purposes excluding offensive trade
- Plan** : Draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/27 (currently in force)

Approved Ma Tau Kok OZP No. S/K10/26 (in force at time of submission)
- Zoning** : “Residential (Group E)” (“R(E)”)

[Maximum plot ratio (PR) of 7.5 for a domestic building or 9 for a building that is partly domestic and partly non-domestic, and maximum building height (BH) of 100 meters above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater]
- Application** : Proposed Flat, Shop and Services and Eating Place

1. Background

On 22.4.2021, the applicant submitted an application to seek planning permission under s.16 of the Town Planning Ordinance to redevelop an existing 16-storey industrial building into a residential development with commercial uses including shop and services and eating place at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 31.5.2021, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months to liaise with the Environmental Protection Department regarding their comments and prepare further information (FI) (**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 Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time 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 two months 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. Attachments

Appendix I Letter from the applicant's representative received on 31.5.2021

Plan A-1 Location plan

**PLANNING DEPARTMENT
JUNE 2021**