

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K10/271
(for 1st Deferment)

- Applicant** : Tsi Mai Company Limited represented by CBRE Advisory Hong Kong Limited
- Premises** : G/F, Brill Plaza, 84 To Kwa Wan Road, Ma Tau Kok, Kowloon
- Floor Area** : About 367.956m²
- Lease (Lot)** : (a) Kowloon Inland Lot (KIL) No. 6053 – 75 years commencing from 28.9.1949 and renewable for 75 years
(b) Restricted for industrial or godown purposes or both, excluding offensive trade
- Plan** : Approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/30
- Zoning** : “Residential (Group E)” (“R(E)”)

- Maximum plot ratio (PR) of 7.5 for domestic building or 9.0 for a building that is partly domestic and partly non-domestic, or PR of the existing building, whichever is the greater.

- Maximum PR of 9.0 for a non-domestic building.
- Application** : Proposed Shop and Services

1. Background

On 8.12.2023, the applicant submitted the current application to seek planning permission for proposed ‘Shop and Services’ use at the subject premises. (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 23.2.2024, 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 two months in order to allow sufficient time for the applicant to address comments raised by relevant government departments and prepare submission of further information (FI) (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 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 could 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 the 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I Letter from the applicant's representative dated 23.2.2024

Plan A-1 Location plan

PLANNING DEPARTMENT
MARCH 2024