

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

**APPLICATION NO. A/K10/271**  
***(for 2<sup>nd</sup> 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 367.956m<sup>2</sup>
- 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**

- 1.1    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**).
- 1.2    On 1.3.2024, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow sufficient time to address comments raised by relevant government department and prepare submission of further information (FI).

## **2     Request for Deferment**

On 29.4.2024, 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 in order to allow sufficient time for the applicant to provide clarifications and prepare a Traffic Impact Assessment to address comments from the Transport Department (TD) (**Appendix I**). According to the applicant, close liaison has been maintained with TD during the first deferment period to better understand the requirements and the concerns from TD.

## **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, 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 a total of four months for preparation of the 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 for the Committee's consideration at the next meeting.

## **5.    Attachments**

<b>Appendix I</b>	Letter from the applicant's representative dated 29.4.2024
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
MAY 2024**