

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K10/273
(for 1st Deferment)

- Applicant** : Red Carpet Limited represented by Fairmile Consultants Limited
- Site** : Kowloon Inland Lot (KIL) No. 6414, 33 Sheung Heung Road, To Kwa Wan, Kowloon
- Site Area** : About 390.192m²
- Lease** : (a) KIL No. 6414 held under the Government lease dated 1.4.1971 for a term of 75 years renewable for 75 years commencing from 12.10.1955.
(b) restricted for industrial purposes subject to standard offensive trade restrictions.
- Plan** : Approved Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/30
- Zoning** : “Residential (Group E)” (“R(E)”)
- (a) maximum plot ratio (PR) of 7.5 for domestic building or 9.0 for a building that is partly domestic and partly non-domestic in which domestic PR shall not exceed 7.5, or PR of the existing building, whichever is the greater;
- (b) maximum PR of 9.0 for a non-domestic building; and
- (c) maximum building height (BH) of 120 meters above Principal Datum (mPD), or the height of the existing building, whichever is the greater.
- Application** : Proposed Flat, Shop and Services and Eating Place

1. Background

On 16.1.2024, the applicant submitted the current application to seek planning permission for proposed flat, shop and services and eating place at the subject 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 1.3.2024, 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 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 1.3.2024
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2024**