

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

**APPLICATION NO. A/K10/273**  
***(for 2<sup>nd</sup> 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 390.192m<sup>2</sup>
- 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**

- 1.1 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**).
- 1.2 On 15.3.2024, 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 departments and prepare submission of further information (FI).

- 1.3 On 14.5.2024, the applicant's representative submitted FI to response to departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 12.6.2024, 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 on the submitted FI (**Appendix I**).

## **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 12.6.2024
<b>Plan A-1</b>	Location Plan