

MPC Paper No. A/K15/127A
For Consideration by
the Metro Planning Committee
on 12.3.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K15/127
(for 2nd Deferment)

- Applicant** : Olympic Creation Limited represented by Townland Consultants Limited
- Site** : 8 Sze Shan Street, Yau Tong, Kowloon
- Site Area** : 3,587m² (about)
- Lease** : (a) Yau Tong Inland Lot No. 36
(b) Restricted for cargo consolidation for containers and ancillary godown purposes
- Plan** : Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/25
- Zoning** : “Residential (Group E)” (“R(E)”)
[Subject to a maximum domestic plot ratio of 5.0 and a maximum non-domestic plot ratio of 1.0, and a maximum building height of 120 meters above Principal Datum, or the height of the existing building, whichever is greater]
- Application** : Proposed Residential cum Commercial Development

1 Background

- 1.1 On 20.10.2020, the application for proposed residential cum commercial development at the application site was received by the Town Planning Board (the Board) (**Plan A-1**). On 18.12.2020, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months as requested by the applicant to allow time for preparation of further information (FI) to address departmental comments.
- 1.2 The applicant submitted FIs on 15.1.2021 and 25.2.2021 to address departmental comments. The FI submitted lately on 25.2.2021 including responses to departmental comments, revised floor plans, revised technical assessments including Traffic Impact Assessment, Drainage Impact Assessment, Sewerage Impact Assessment and Environmental Assessment have been circulated to relevant government departments for comments. The application is scheduled for consideration by the Committee at this meeting.

2 Planning Department's Views

The application has been deferred once for two months at the request of the applicant. Since last deferment, the applicant has submitted two FIs as stated in paragraph 1.2 above in response to departmental comments. As the latest FI to address various technical concerns was only submitted by the applicant on 25.2.2021, more time would be required for relevant government departments to provide comments on this FI. In the absence of comments from relevant government departments on the technical aspect of the application, it is pre-mature for the Planning Department (PlanD) to make recommendations and for the Committee of the Board to consider the subject application.

3 Request for Deferment

- 3.1 In view of the reasons as stated in paragraph 2 above, PlanD therefore requests the Committee to defer making a decision on the subject application No. A/K15/127 for two months so as to allow time for relevant government departments to provide comments on the FI. The justifications for deferments meet 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 more time is required for relevant government departments to examine the FI, the deferment period is not indefinite and the deferment would not affect the interests 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. If the FI can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration.

4. Decision Sought

The Committee is invited to consider whether or not to defer a decision on the application as requested by PlanD. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

5. Attachment

Plan A-1 Location Plan

**PLANNING DEPARTMENT
MARCH 2021**