

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K22/30
(for 1st Deferment)

- Applicant** : Hong Kong Housing Society represented by Kenneth To & Associates Limited
- Site** : Kai Tak Area 2B Site 1, Kai Tak Development, Kowloon
- Site Area** : About 13,800m²
- Land Status** : Government Land
- Plan** : Approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/6
- Zoning** : “Comprehensive Development Area (5)” subject to the following restrictions/requirements:
- (a) Maximum plot ratio (PR) of 6.8;
 - (b) Maximum site coverage (SC) of 40% (excluding basement(s));
 - (c) Maximum building height (BH) of 135mPD;
 - (d) A 3m wide non-building area (NBA) along the south-western boundary;
and
 - (e) On land designated ‘Shop and Services’ and ‘Eating Place’ uses only, buildings not exceeding 2 storeys to accommodate ‘Shop and Services’ and ‘Eating Place’ uses shall be provided.
- Application** : Proposed Comprehensive Development including Flat (Subsidized Sale Flats), Shop and Services and Eating Place

1. Background

On 16.2.2021, the applicant submitted an application to seek planning permission for proposed comprehensive development including flat (subsidized sale flats), shop and services and eating place at the application site (the 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 13.5.2021, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a period of one month in order to allow more time for preparation for further information (FI) to address comments from Transport Department (**Appendix I**).

3. **Planning Department's Views**

- 3.1. The Planning Department has no objection to the request for 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, Comments, Further Representations and Applications made under the Ordinance (TPB PG-No. 33) in that the applicant needs more time to prepare FI to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interest 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 upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and can 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 one month for preparation of 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 to the Committee for consideration at the next meeting.

5. **Attachments**

Appendix I	Letter dated 13.5.2021 from the applicant's representative requesting for deferment
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MAY 2021**