

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K22/32
(for 1st Deferment)

- Applicant** : Worldy Limited represented by KTA Planning Limited
- Site** : 3-5 San Ma Tau Street, Ma Tau Kok, Kowloon
- Site Area** : About 2,038.06 m²
- Lease** : Kowloon Inland Lot No. 6367 s.A
(a) for a term of 75 years renewable for 75 years commencing from 5.1.1953
(b) restricted to industrial purposes
- Plan** : Approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/6
- Zonings** : (a) “Other Specified Uses” annotated “Tunnel Ventilation Shaft” (“OU(TVS)”) (88.6%)
[restricted to a maximum building height (BH) of 45mPD]

(b) “Government, Institution or Community” (“G/IC”) (11.4%)
[restricted to a maximum BH of 15mPD]
- Application** : Proposed Office, Shop and Services, Eating Place and Wholesale Trade with Minor Relaxation of BH Restriction

1. Background

On 30.9.2021, the applicant submitted an application to seek planning permission under s.16 of the Town Planning Ordinance (the Ordinance) for proposed office, shop and services, eating place and wholesale trade with minor relaxation of BH restriction 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 10.11.2021, 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 two months in order to allow time for preparation of further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first deferment as the justifications for deferment 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 Ordinance (TPB PG-No. 33A) in that the deferment would allow the applicant to prepare FI to address departmental comments, 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 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 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 dated 10.11.2021 from the applicant's representative requesting for deferment

Plan A-1 Location Plan

**PLANNING DEPARTMENT
NOVEMEBR 2021**