

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K2/220

(for 1st Deferment)

- Applicant** : Fortune Pacific Investment Limited represented by KTA Planning Limited
- Site** : Nos. 15-15A, 17, 19 and 23 Saigon Street, Yau Ma Tei, Kowloon
- Site Area** : About 778m²
- Lease** : The remaining portion of Kowloon Inland Lot (KIL) No. 8620, 8622, 8714, 8810 and 8898, and KIL No. 7861, 8405, 8825 and 9931
- (a) for a term of 150 years commencing from 25 December 1888
- (b) shall not be used for industrial purposes and no factory building shall be erected thereon
- (c) KIL No. 9931 is subject to the restriction on offensive trade
- Plan** : Draft Yau Ma Tei Outline Zoning Plan No. S/K2/23
- Zoning** : “Commercial” (“C”)
- (a) maximum plot ratio (PR) of 12
- (b) maximum building height (BH) of 110 meters above Principal Datum
- Application** : Proposed Composite Development with Flat and Shop and Services/Eating Place Uses

1. Background

On 9.11.2021, the applicant submitted the current application to seek planning permission for proposed composite development with ‘Flat’ and ‘Shop and Services’/‘Eating Place’ uses at the subject site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 9.12.2021, the applicant's representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months in order to allow time to address comments from relevant Government departments (**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 Town Planning Ordinance (TPB PG-No. 33A) in that the deferment would allow the applicant to prepare further information 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 further submission from the applicant. If the further information 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 further information, 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
Plan A-1

Letter from Applicant's Representative dated 9.12.2021
Location Plan

PLANNING DEPARTMENT
DECEMBER 2021