

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K10/264
(for 2nd deferment)

- Applicant** : Glory Business Development Limited represented by Vision Planning Consultants Limited
- Plan** : Draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/25
- Application Site** : Kowloon Inland Lots (KILs) 6342, 6344, 7427, 7629, 7630, 7631 and 7632, Mok Cheong Street and Sung Wong Toi Road, Ma Tau Kok, Kowloon
- Site Area** : About 8,392m²
- Lease** : (a) commencing from 17.3.1952 for a lease term of 75 years with a right of renewal for a term of 75 years;
(b) restricted to ‘industrial’ purposes excluding offensive trade clause; and
(c) subject to mutual right-of-ways (except KIL 6344 & KIL 7427).
- Zoning** : “Comprehensive Development Area (3)” (“CDA(3)”) [Maximum domestic gross floor area (GFA) of 62,600m², maximum non-domestic GFA of 12,550m² and maximum building height (BH) of 100mPD]
- Application** : Proposed Comprehensive Residential (Flat), Commercial (Shop and Services) and Social Welfare Facility (Residential Care Home for the Elderly) Development with Minor Relaxation of Non-domestic Gross Floor Area Restriction

1. Background

- 1.1 On 24.3.2020, the applicant submitted an application to seek planning permission for a proposed comprehensive residential (flat), commercial (shop and services) and social welfare facility (residential care home for the elderly) development with minor relaxation of non-domestic gross floor area restriction at the application site (the Site) (**Plan A-1**).

- 1.2 On 15.5.2020, the Metro Planning Committee (the Committee) agreed to defer a decision on the application for two months as requested by the applicant to allow time to prepare further information (FI) to address departmental comments pertaining to various technical aspects of the proposed development. Subsequently, the applicant submitted FIs on 21.8.2020, 30.9.2020 and 6.11.2020 in response to departmental comments. The FI submitted by the applicant on 30.9.2020 involving a revised Air Quality Impact Assessment which comments from the Environmental Protection Department (EPD) is still pending. The FI submitted by the applicant lately on 6.11.2020 involving replacement pages of Traffic Impact Assessment, Air Ventilation Assessment, Air Quality Impact Assessment, Noise Impact Assessment and Sewerage Impact Assessment have been circulated to relevant government departments for comments.

2. Planning Department's Views

As the latest FI to address various technical concerns was only submitted by the applicant on 6.11.2020, more time would be required for relevant government departments to provide comments on this and earlier submitted FIs. 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 Town Planning 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/K10/264 for two months so as to allow time for relevant government departments to provide comments on the FIs. 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. 33) in that more time is required for relevant government departments to examine the FIs, 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. If the FIs 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 considered by the Committee at the next meeting.

5. Attachment

Plan A-1 Location plan

PLANNING DEPARTMENT
November 2020