

MPC Paper No. A/K10/259
For Consideration by
the Metro Planning Committee
on 15.6.2018

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K10/259
(for 1st deferment)

- Applicant** : Max Hon Knight Properties and Investments Limited represented by Townland Consultants Limited
- Site** : 5 Mok Cheong Street (Kowloon Inland Lot (KIL) 7626), 7 Mok Cheong Street (KIL 7628) and 70-78 Sung Wong Toi Road (KIL 10578), Ma Tau Kok, Kowloon
- Site Area** : About 8,361.3m²
- Lease** : Subject to the following main restrictions:
- (i) commencing from 26.11.1951 for a lease term of 75 years with a right of renewal for a term of 75 years;
 - (ii) restricted to ‘industrial’ or ‘industrial and/or godown’ purposes excluding offensive trades;
 - (iii) subject to mutual right-of-ways; and
 - (iv) KIL 7626 & KIL 7628: design, disposition and height clause (12.19mPD for KIL 7628)
KIL 10578: height restriction (partly 20.42mPD and partly 15.54mPD).
- Plan** : Draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/23
- Zoning** : “Comprehensive Development Area (2)” (“CDA(2)”) [Maximum domestic gross floor area (GFA) of 63,000m², maximum non-domestic GFA of 12,600m² and maximum building height of 100mPD]
- Application** : Proposed Comprehensive Residential and Commercial (Eating Place, Shop and Services) Development (Amendments to Approved Master Layout Plan)

1. Background

On 27.4.2018, the applicant submitted an application to seek planning permission for a proposed residential development with ‘Eating Place’ and ‘Shop and Services’ at the application site (the

Site) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) on 15.6.2018.

2. Request for Deferment

On 30.5.2018, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months to allow adequate time for the preparation of further information in response to departmental comments (**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 Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time 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 further information from the applicant. If the further information 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 two months for preparation of 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter received on 30.5.2018 from the applicant's representative
Plan A-1	Location Plan