

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K10/264
(for 1st 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

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**).

The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 7.5.2020, the applicant’s representative 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 in order to allow sufficient time for the preparation of documents to address 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 (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 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I Letter from the applicant’s representative received on 7.5.2020

Plan A-1 Location plan