

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K15/121
(for 2nd deferment)

- Applicant** : Global Glory Development & Property Limited represented by Ove Arup & Partners Hong Kong Limited
- Plan** : Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/25
- Application Site** : Yau Tong Marine Lot (YTML) Nos. 58, 59, 60, 61 and 62, and adjoining Government Land, 18 Tung Yuen Street, Yau Tong, Kowloon
- Site Area** : About 4,630m² (including about 293m² of Government Land)
- Lease** : YTML Nos. 58, 59 & their Extensions
(a) Restricted to industrial and/or godown purposes excluding offensive trades
(b) Maximum total gross floor area of 6,465.85m²
- YTML Nos. 60, 61 & 62
(a) Restricted to industrial and/or godown purposes excluding offensive trades
(b) Maximum building height (BH) of 100 feet above the Hong Kong Principal Datum
- Zoning** : “Comprehensive Development Area (4)” (“CDA(4)”) and area shown as ‘Road’
- [Subject to a maximum plot ratio of 5.0 and a maximum BH of 80 meters above Principal Datum and a public waterfront promenade of not less than 15m wide on land designated ‘Waterfront Promenade’ on the OZP.]
- Application** : Proposed Residential Development

1. **Background**

- 1.1 On 12.3.2019, the applicant submitted an application to seek planning permission for proposed residential development at the application site (**Plan A-1**).
- 1.2 On 16.8.2019, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments. On 15.10.2019 and 4.12.2019, the applicant submitted two respective FIs including responses to departmental comments, revised Traffic Impact Assessment, Sewerage Impact Assessment and Environmental Assessment, revised landscape master plan and clarifications on Air Ventilation Assessment and urban design proposal. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 6.12.2019, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months in order to allow adequate time for preparing FI to address comments from the Environmental Protection Department (**Appendix I**).

3. **Planning Department's Views**

- 3.1. The application has been deferred once for two months at the request of the applicant to allow more time to address departmental comments. Since the first deferment on 16.8.2019, the applicant has submitted FIs including responses to departmental comments and revised technical assessments to address departmental comments. As relevant departments have further comments on the submission, the applicant indicated that more time is needed to prepare FI to address those comments.
- 3.2. 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 prepare FI to address departmental comments, the proposed deferment period is not indefinite and the deferment would not affect the interest of other relevant parties.
- 3.3. 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 can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. Since it is the second deferment of the application, the applicant should be advised that the

Committee has allowed a total of four 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 dated 6.12.2019 from the applicant's representative

Plan A-1 Location plan

**PLANNING DEPARTMENT
DECEMBER 2019**