

MPC Paper No. A/K10/259A  
For Consideration by  
the Metro Planning Committee  
on 5.10.2018

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/K10/259**  
*(for 2<sup>nd</sup> 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 8,361.3m<sup>2</sup>
- 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 63,000m<sup>2</sup>, maximum non-domestic GFA of 12,600m<sup>2</sup> 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**

- 1.1 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 was originally scheduled for consideration by the Metro Planning Committee (the Committee) on 15.6.2018. At the request of the applicant, the Committee decided on 15.6.2018 to defer making a decision on the application for two months pending the submission of further information (FI) by the applicant.

- 1.2 On 10.8.2018, the applicant submitted FI and the application is re-scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 20.9.2018, 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 FI in response to departmental comments (**Appendix I**).

## 3. **Planning Department's Views**

- 3.1 The application has been deferred once for two months at the request of the application to allow more time to address the departmental comments. During the first deferment period, the applicant has submitted FI including responses to departmental comments, revised master layout plans, floor plans, section plans and revised technical assessments to address comments from various departments including Environmental Protection Department, Transport Department, Drainage Services Department, Buildings Department and the Urban Design and Landscape Section of the Planning Department. The applicant requested a second deferment to address the outstanding departmental comments.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications 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.
- 3.3 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. 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  
Plan A-1**

Letter received on 20.9.2018 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT  
OCTOBER 2018**