

MPC Paper No. A/K10/266  
For Consideration by  
the Metro Planning Committee  
on 21.8.2020

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

**APPLICATION NO. A/K10/266**

*(for 1<sup>st</sup> deferment)*

- Applicant** : Tai Chiap Company Limited and Keen Choice Limited represented by Knight Frank Petty Limited
- Site** : 17 Yuk Yat Street, To Kwa Wan, Kowloon
- Site Area** : 1,036m<sup>2</sup> (about)
- Lease** : Kowloon Inland Lot No. 9680  
(a) Restricted to industrial and/or godown purposes, excluding offensive trade  
(b) No part of the building shall exceed a height of 150 feet above the Hong Kong principal datum
- Plan** : Draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/25
- Zoning** : “Residential (Group E)” (“R(E)”)   
  
 [Maximum plot ratio (PR) of 7.5 for a domestic building or 9 for a building that is partly domestic and partly non-domestic, and maximum building height of 100 meters above Principal Datum, or the PR and height of the existing building, whichever is the greater]
- Application** : Proposed Flat, Eating Place and/or Shop and Services

**1 Background**

- 1.1 On 15.5.2020, the applicant submitted an application to seek planning permission under s.16 of the Town Planning Ordinance to redevelop the existing 12-storey industrial building into a residential development with eating place and/or shop and services uses at the application site (**Plan A-1**).
- 1.2 On 29.6.2020 and 30.6.2020, the applicant submitted Further Information (FI) in responses to departmental comments. The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

## 2 **Request for Deferment**

On 13.8.2020, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a period of one month in order to allow time for preparation of FI to address departmental comments from various government departments (**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 Application 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 deferment period is not indefinite and the deferment would not affect the interest of 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 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 one month 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**

<b>Appendix I</b>	Letter from the applicant's representative dated on 13.8.2020
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
AUGUST 2020**