

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K15/121
(for 1st 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) To be expired on 30.6.2047
(b) Restricted to:
- Industrial and/or godown purposes excluding offensive trades
- maximum total gross floor area of 6465.85m²
- YTML Nos. 60, 61 & 62
(a) To be expired on 30.6.2047
(b) Restricted to:
- Industrial and/or godown purposes excluding offensive trades
- 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 26.4.2019, 29.4.2019, 14.6.2019 and 17.6.2019, the applicant submitted further information (FI) including various technical assessments in response to the comments from Government departments. 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 2.8.2019, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow adequate time for preparing FI 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 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.
- 3.2 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 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 dated 2.8.2019 from the applicant's representative

Plan A-1 Location plan

**PLANNING DEPARTMENT
AUGUST 2019**