

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K15/122
(for 2nd deferment)

- Applicant** : Korn Reach Investment Limited represented by Kenneth To & Associates Limited.
- Plan** : Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/25
- Application Site** : 5 and 8 Tung Yuen Street, Yau Tong, Kowloon
- Site Area** : About 7,773m²
- Lease** : Yau Tong Inland Lot (YTIL) No. 45 (the Lot)
(a) Restricted to private residential purposes
(b) Maximum total gross floor area of 38,865m²
(c) Maximum building heights (BHs) of 80m above Principal Datum (mPD) at waterfront portion and 100mPD at inland portion
(d) Provision of public waterfront promenade (PWP) with minimum width of 15m and public pedestrian access to link up the PWP and Tung Yuen Street
- Zoning** : “Comprehensive Development Area (1)” (“CDA(1)”) [Subject to a maximum plot ratio of 5.0 and maximum BHs of 80mPD at waterfront portion and 100mPD at inland portion, and a PWP of not less than 15m wide on land designated ‘Waterfront Promenade’ on the OZP shall be provided]
- Application** : Proposed Comprehensive Residential Development

1. Background

- 1.1 On 13.6.2019, the applicant submitted an application to seek planning permission for proposed comprehensive residential development at the application site (**Plan A-1**).

1.2 On 4.10.2019, the Metro Planning Committee (the Committee) 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 11.10.2019, the applicant submitted FI including responses to departmental comments, and Air Ventilation Assessment, Air Quality Impact Assessment, and Traffic Impact Assessment and the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 22.11.2019, 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 month in order to allow adequate time for preparing FI to address comments from the Transport Department and 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 4.10.2019, the applicant has submitted FI 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 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 further information in response to 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 three months for preparation of submission of FI. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of ~~four~~ **three** 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 22.11.2019 from the applicant's representative

Plan A-1 Location plan

**PLANNING DEPARTMENT
NOVEMBER 2019**