

MPC Paper No. A/K15/126  
For Consideration by  
the Metro Planning Committee  
on 9.10.2020

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

**APPLICATION NO. A/K15/126**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Charm Smart Development Limited, Glory Mission Development Limited, Hoover (China) Limited and Lucken Limited represented by Vision Planning Consultants Limited
- Site** : Yau Tong Inland Lots (YTMLs) 4 S.B and 9, Yau Tong Marine Lot (YTML) 57 and adjoining Government Land, Tung Yuen Street, Yau Tong, Kowloon
- Site Area** : 12,331m<sup>2</sup> (about) (including about 513m<sup>2</sup> (4.2%) of Government Land)
- Lease** : (a) YTIL 4 S.B  
Restricted to industrial and/or godown purposes excluding offensive trade with a gross floor area restriction of 43,503m<sup>2</sup>; and,  
(b) YTIL 9 and YTML 57  
Restricted to industrial and/or godown purposes with a building height (BH) restriction of 100ft Hong Kong Principal Datum.
- Plan** : Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/25
- Zoning** : “Comprehensive Development Area (3)” (“CDA(3)”) and ‘Road’  
[Subject to a maximum plot ratio (PR) of 5.0 and a maximum BH of 80 meters above Principal Datum (mPD) for waterfront portion and 100mPD for inland portion. A public waterfront promenade of not less than 15m wide on land designated ‘Waterfront Promenade’ on the OZP shall be provided.]
- Application** : Proposed Comprehensive Residential Development

**1. Background**

On 21.8.2020, the applicant submitted an application for a proposed comprehensive residential development at the application site (the Site) (**Plan A-1**).

**2. Request for Deferment**

On 21.9.2020, the applicant's representative wrote to the Secretary of the Board and requested a deferment of the Board which will consider the application for a period of two months to allow more time to address the 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 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.

3.2 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 further information from the applicant. If the further information 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 further information, 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. Attachment**

**Appendix I** Letter dated 21.9.2020 from the applicant's representative requesting for deferment

**Plan A-1** Location plan