

MPC Paper No. A/K15/127  
For Consideration by  
the Metro Planning Committee  
on 18.12.2020

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

**APPLICATION NO. A/K15/127**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Olympic Creation Limited represented by Townland Consultants Limited
- Site** : 8 Sze Shan Street, Yau Tong, Kowloon
- Site Area** : 3,587m<sup>2</sup> (about)
- Lease** : (a) Yau Tong Inland Lot No. 36  
(b) Restricted for cargo consolidation for containers and ancillary godown purposes
- Plan** : Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/25
- Zoning** : “Residential (Group E)” (“R(E)”)   
[Subject to a maximum domestic plot ratio of 5.0 and a maximum non-domestic plot ratio of 1.0, and a maximum building height of 120 meters above Principal Datum, or the height of the existing building, whichever is greater]
- Application** : Proposed Residential cum Commercial Development

**1. Background**

On 20.10.2020, the applicant submitted an application to seek planning permission under s.16 of the Town Planning Ordinance to redevelop the existing industrial building into a proposed residential cum commercial development at the application site (the Site) (**Plan A-1**). 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 27.11.2020, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months to allow more time for preparation of Further Information (FI) to address the 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 Applications made under the 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. Attachment**

- Appendix I** Letter dated 27.11.2020 from the applicant's representative requesting for deferment
- Plan A-1** Location plan

**PLANNING DEPARTMENT  
DECEMBER 2020**