

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K18/334
(for 1st deferment)

- Applicant** : City Concept Ltd. represented by PlanArch Consultants Ltd.
- Plan** : Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21
- Application Site** : 14 Cornwall Street, Kowloon Tong, Kowloon
- Site Area** : About 1,299m²
- Lease** : (a) New Kowloon Inland Lot (NKIL) No. 2732 with a lease up to 30.6.2047
(b) Subject to the following salient conditions:
(i) private residential purposes;
(ii) subject to a lease term extended up to 30 June 2047;
(iii) one block of flats of European type not exceeding 7 storeys;
(iv) a maximum height of 180 feet (i.e. about 54.86m) above the Hong Kong Principal Datum (HKPD);
(v) non-building area clause; and
(vi) permissible site coverages varying with the total number of storeys to be built.
- Zoning** : “Residential (Group C) 5” (“R(C)5”)

(a) maximum plot ratio (PR) of 2.1 and maximum building height (BH) of 8 storeys, or the PR and height of the existing building, whichever is the greater; and
(b) provisions for application for minor relaxation of the PR and BH restrictions.
- Application** : Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Flat Use

1. Background

- 1.1 On 3.2.2020, the Town Planning Board (the Board) received an application seeking planning permission under s.16 of the Town Planning Ordinance for

proposed minor relaxation of PR and BH restrictions for permitted flat use at the application site (the Site) (**Plan A-1**).

1.2 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 3.4.2020 for consideration of the application has been rescheduled, and the Metro Planning Committee (the Committee) of the Board has agreed to defer consideration of the application. On 8.5.2020 and 19.5.2020, the applicant submitted further information (FI) including responses to departmental comments, various technical assessments and revised figures to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 19.6.2020, 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 in order to allow more time to address 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 Town Planning 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 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 from the applicant's representative received on 19.6.2020

Plan A-1 Location plan

**PLANNING DEPARTMENT
JUNE 2020**