

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K18/335
(for 1st deferment)

- Applicant** : Smart Elect Enterprises Limited represented by Kenchikka Limited
- Site** : 14 Kent Road, Kowloon Tong, Kowloon
- Site Area** : About 998.8m²
- Land Status** : (a) New Kowloon Inland Lot (NKIL) No. 883 with a lease up to 30.6.2047
(b) Subject to the following main restrictions:
(i) a message or dwelling house; and
(ii) front and range clause.
- Plan** : Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21
- Zoning** : “Residential (Group C)1” (“R(C)1”)
(a) maximum plot ratio (PR) of 0.6 and maximum building height (BH) of 3 storeys, or the PR and height of the existing building, whichever is the greater; and
(b) provision for application for minor relaxation of the BH restriction to allow for one storey of basement for use as car park and/or ancillary plant room.
- Application** : Proposed Minor Relaxation of BH Restriction to Allow for One Storey of Basement for Permitted House Use

1. Background

On 25.2.2020, the applicant submitted an application to seek planning permission for proposed minor relaxation of BH restriction from 3 to 4 storeys to allow for one storey of basement for three car parking spaces, one loading/unloading bay and ancillary plant rooms for a permitted house development (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 15.4.2020, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months to allow adequate 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 further information (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 received on 15.4.2020 from the applicant’s representative |
| Plan A-1 | Location Plan |

**PLANNING DEPARTMENT
APRIL 2020**