

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

APPLICATION NO. A/K9/272
(for 1st deferment)

- Applicant** : Urban Renewal Authority (URA)
- Site** : Authorised URA Bailey Street/Wing Kwong Street Development Project (DP) Site at 107-109 Ma Tau Wai Road (odd nos.), 2-50 Wing Kwong Street (even nos.), 1-13 Wan Tat Street (odd nos.), 1-19 Wan Fat Street, 1-20 Wan Hing Street, 1-20 Wan Lok Street and 3-21 Bailey Street (odd nos.), Hung Hom, Kowloon and 4 private streets (Wan Tat Street, Wan Fat Street, Wan Hing Street and Wan Lok Street) and multiple alleyways.
- Site Area** : About 7,403m²
- Lease** (a) The private lots listed in the application form are governed under the Government Lease of KML 52 commencing from 25.9.1899 for a term of 75 years and renewable for 75 years.
- (b) Virtually unrestricted except with non-offensive trade clauses. A licence was granted on 23.5.1934 to the lot owners to “use exercise and follow in or upon the premises known as KML No. 52 the trades or businesses of a Brazier Blacksmith Boiler Maker Ship-builder and Engineer.”
- Plan** : Approved Hung Hom Outline Zoning Plan (OZP) No. S/K9/26
- Zoning** : “Residential (Group A)” (“R(A)”) [Subject to plot ratio (PR) of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic.]
- Application** : Proposed ‘Public Vehicle Park (exclude Container Vehicles)’ at basement level of proposed residential/commercial redevelopment under the authorized URA Bailey Street/Wing Kwong Street Development Project (DP)

1. Background

On 6.8.2018, the applicant submitted a planning application to seek permission for a public vehicle park at the basement of a proposed residential/commercial redevelopment under the authorized URA Bailey Street/Wing Kwong Street DP (KC-009) at the application site

(**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) on 5.10.2018.

2. Request for Deferment

On 2.10.2018, the applicant 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 for preparation of further information to address the comments from the Transport Department (**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 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. Attachments

Appendix I	Letter dated 2.10.2018 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2018**