

**APPLICATION FOR AMENDMENT OF PLAN**  
**UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. Y/K10/2**  
*(for 2<sup>nd</sup> deferment)*

- Applicant** : Good Focus Holdings Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : 128 Carpenter Road, Kowloon City, Kowloon (New Kowloon Inland Lot No. (NKIL) 6056)
- Site Area** : 5,921m<sup>2</sup> (about)
- Lease** : Subject to the following main restrictions:
- (i) governed by the Condition of Sale No. 12078 for a term expiring on 30.6.2047, and varied or modified by two letters dated 21.6.2002 and 14.5.2012;
  - (ii) restricted to multi-storey vehicle park and non-industrial purposes (excluding residential, hotel and godown);
  - (iii) total Gross Floor Area (GFA) not less than 23,300m<sup>2</sup> and not exceed 47,858m<sup>2</sup>;
  - (iv) building height restriction (ranged from 32.87mPD to 35.85mPD); and
  - (v) the multi-storey vehicle park shall contain space for parking of not less than 449 licensed motor vehicles, of which not less than 49 parking spaces are to be used for goods vehicles.
- Plan** : Draft Ma Tau Kok Outline Zoning Plan (OZP) No. S/K10/23  
(at the time of submission of application)
- Draft Ma Tau Kok OZP No. S/K10/25  
(currently in force)
- Zoning** : “Other Specified Uses” (“OU”) annotated “Commercial Development with Public Vehicle Park”
- [Maximum GFA of 47,858m<sup>2</sup> and maximum building height of 36mPD]  
(no change to the subject “OU” annotated “Commercial Development with Public Vehicle Park” zone)
- Proposed Amendment** : To rezone the application site from “OU” annotated “Commercial Development with Public Vehicle Park” to “Residential (Group A) 4” (“R(A)4”)

## 1. **Background**

On 22.8.2018, the applicant submitted an application and proposed to rezone the application site (the Site) from “OU” annotated “Commercial Development with Public Vehicle Park” to “R(A)4” to facilitate a private residential development with retail facilities and a public vehicle park subject to a maximum domestic plot ratio (PR) of 7.5 and total PR of 9.0 for a building which is partly domestic and partly non-domestic, and a building height restriction of 100mPD (**Plan Z-1**). On 12.4.2019, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application for two months in order to allow adequate time for preparation of further information (FI) to address departmental comments. On 12.6.2019, the applicant submitted FI and the application is scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 28.8.2019, 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 the Transport Department (**Appendix I**).

## 3. **Planning Department’s Views**

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address departmental comments. Since the first deferment period, the applicant has submitted FI to respond to departmental comments.
- 3.2 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 comments from relevant government department, the deferment period is not indefinite and the deferment would not affect the interest of other relevant parties.
- 3.3 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within three 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four 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 28.8.2019 from the applicant's representative

**Plan Z-1**                         Location plan

**PLANNING DEPARTMENT  
SEPTEMBER 2019**