

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

APPLICATION NO. A/K3/590
(for 1st Deferment)

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| <u>Applicants</u> | Asia Turbo Development Limited and Ray Bright Enterprises Limited represented by Kenneth To & Associates Limited |
| <u>Site</u> | 25-29 Kok Cheung Street, Tai Kok Tsui, Kowloon |
| <u>Site Area</u> | 2,504m ² (about) |
| <u>Lease</u> | Kowloon Marine Lots (KMLs) No. 28 s.K RP and 28 s.M ss.2 RP (a) 999 years from 5.8.1871; and (b) virtually unrestricted except the rate and range clause and standard offensive trade clause. |
| <u>Plan</u> | Approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/32 |
| <u>Zoning</u> | “Residential (Group E)” (“R(E)”) (about 76%) and area shown as ‘Road’ (about 24%) [For the “R(E)” zone: (a) subject to a maximum plot ratio (PR) of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, and a maximum building height (BH) of 100mPD. The PR for the domestic part of any building shall not exceed 7.5; (b) a 13m-wide non-building area (NBA) aligned with Li Tak Street shall be provided; and (c) minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application based on individual merits of development proposal.] |
| <u>Application</u> | Proposed Flat, Shop and Services with Minor Relaxation of Domestic PR Restriction |

1. Background

On 28.8.2020, the application for proposed flat, shop and services with minor relaxation of domestic PR restriction at the application site was received by the Board (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. Request for Deferment

On 19.10.2020, the applicants' representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for a period of two months to allow additional time for preparation of further information to address departmental comments received (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for deferment as the justifications for deferment meet 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 more time is required for the applicants to prepare further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests 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 submission from the applicants. If the further information submitted by the applicants are 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 applicants 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 applicants' 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 of 19.10.2020 from the applicants' representative
Plan A-1 Location plan

**PLANNING DEPARTMENT
OCTOBER 2020**