

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

**APPLICATION NO. A/K9/270**  
*(for 1<sup>st</sup> deferment)*

- Applicant** : Bowell Limited represented by Townland Consultants Limited
- Premises** : 5/F to 14/F, 270-274 Chatham Road North, Hung Hom, Kowloon
- Floor Area** : About 2,684.368m<sup>2</sup>
- Land Status** : (a) Hung Hom Inland Lot No. 269 s.D RP, s.E RP, s.F RP & RP with a lease term of 75 years renewable for 75 years commencing on 15.11.1932
- (b) Subject to offensive trade restriction which was modified by an offensive trade licence issued in 2013 allowing trade or business of sugar baker, oilman (excluding petrol filling station), butcher, victualler and tavern keeper
- Plan** : Approved Hung Hom Outline Zoning Plan (OZP) No. S/K9/26
- Zoning** : (a) “Residential (Group A)4” (“R(A)4”) (about 366m<sup>2</sup>) (96.64% of the Site)
- Remarks:
- For a non-domestic building to be erected on the site, the maximum plot ratio (PR) shall not exceed 9.0 except minor relaxation of the PR restriction has been granted by the Town Planning Board (the Board).
  - A maximum building height (BH) of 80mPD or the height of the existing building, whichever is the greater.
- (b) ‘Road’ (about 11m<sup>2</sup>) (3.36% of the Site)
- Application** : Proposed Hotel (Partial Conversion of Existing Non-domestic Building) and Minor Relaxation of Plot Ratio Restriction

1. **Background**

On 8.1.2018, the applicant submitted an application to seek planning permission for converting 10 storeys (5/F to 14/F) of an existing 15-storey non-domestic building at Chatham Road North, Hung Hom (the Site) for hotel use with 89 guestrooms (**Plan A-1**) and minor relaxation of the non-domestic PR restriction from 9 to 11.763. The application is scheduled for consideration by the Metro Planning Committee (the Committee) on 2.3.2018.

2. **Request for Deferment**

On 22.2.2018, 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 one month to allow adequate time for preparation of further information to address the comments from 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 one month 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 22.2.2018 from the applicant's representative

**Plan A-1** Location Plan

**PLANNING DEPARTMENT  
MARCH 2018**