

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K14/783
(for 2nd Deferment)

- Applicant** : Great Virtue Ventures Limited represented by Llewelyn-Davies Hong Kong Limited
- Plan** : Approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/22
- Application Site** : 1 Tai Yip Street, Kwun Tong, Kowloon
- Site Area** : About 536.98m²
- Lease** : (a) Kwun Tong Inland Lot Nos. 567 and 568
(b) Restricted for industrial and/or godown purposes excluding offensive trades
(c) Height restriction of not exceeding 170 feet above Principal Datum
- Zoning** : “Other Specified Uses” annotated “Business”
(a) Maximum plot ratio (PR) of 12.0 and maximum building height (BH) of 100 meters above Principal Datum, or the PR and height of the existing building, whichever is the greater
(b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR/BH restrictions stated in the Notes of the OZP may be considered by the Town Planning Board (the Board) on application under s.16 of the Town Planning Ordinance (the Ordinance)
- Application** : Proposed Minor Relaxation of PR and BH Restrictions for Proposed Hotel Use

1. Background

- 1.1 On 25.2.2020, the applicant submitted an application to seek planning permission under s.16 of the Ordinance for minor relaxation of PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) as well as relaxation of BH restriction from 100mPD to 125mPD (i.e. +25m or +25%) for redevelopment of the existing 14-storey industrial building into a proposed hotel development at the application site (**Plan A-1**).
- 1.2 On 24.4.2020, the Metro Planning Committee (the Committee) agreed to defer a decision as requested by the applicant. After the deferral, the applicant submitted further information (FI) on 9.6.2020 including responses to comments and revised technical assessments. In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally

scheduled for 7.8.2020 for consideration of the application has been rescheduled, and the Board has agreed to defer consideration of the application and the application is now scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 28.7.2020, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months in order to allow adequate time for preparing FI to address departmental comments (**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 on 24.4.2020, the applicant has submitted FI including responses to departmental comments and revised technical assessments. As relevant departments have further comments on the submission, the applicant indicated that more time is needed to prepare FI to address those 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 prepare FI to address departmental comments, the proposed 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 two 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 the 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 from the applicant's representative dated 28.7.2020
Plan A-1	Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2020**