

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K14/786
(for 1st Deferment)

- Applicant** : Wise Goal Investments Limited, Wealthy Sun Development Limited and Gain Force Development Limited represented by PlanPlus Consultancy Limited
- Plan** : Approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/22
- Application Site** : 86 Hung To Road, Kwun Tong, Kowloon
- Site Area** : About 465m²
- Lease** : (a) Kwun Tong Inland Lot No. 618
(b) Subject to Special Waiver dated 24.9.2018 for conversion of the entire existing industrial building for commercial/office use.
- Zoning** : “Other Specified Uses” annotated “Business”
[Maximum plot ratio (PR) of 12.0 and maximum building height of 100 meters above Principal Datum, or the PR and height of the existing building, whichever is the greater]
- Application** : Proposed Wholesale Conversion of an Existing Industrial Building for 'Hotel (Guesthouse)' with 'Shop and Services' and Other Uses (including Place of Recreation, Sports or Culture/ Art Studio/ Audio-visual Recording Studio/ Design and Media Production/ Research, Design and Development Centre)

1. Background

On 17.4.2020, the applicant submitted an application to seek planning permission under s.16 of the Town Planning Ordinance for proposed wholesale conversion of an existing industrial building for 'hotel (guesthouse)' with 'shop and services' and other uses (including place of recreation, sports or culture/ art studio/ audio-visual recording studio/ design and media production/ research, design and development centre) uses at the application site (**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 27.5.2020, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow adequate time for preparing the supporting materials to address 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 prepare Further Information (FI) in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of 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 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. The applicant should be advised that the Committee has allowed two 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 27.5.2020
Plan A-1	Location Plan