

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K14/786
(for 2nd deferment)

- Applicant** : Wise Goal Investments Limited, Wealthy Sun Development Limited and Gain Force Development Limited represented by PlanPlus Consultancy Limited
- Site** : 86 Hung To Road, Kwun Tong, Kowloon
- Site Area** : About 465m²
- Lease** : (a) Kwun Tong Inland Lot No. 618
(b) Restricted for industrial and/or godown purposes excluding offensive trades
- Plan** : Approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/22
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”) [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 Hotel (Guesthouse) with Shop and Services and Other Uses (including Place of Recreation, Sports or Culture / Office (Audio-visual Recording Studio) / Office (Design and Media Production) / Research, Design and Development Centre)
(Wholesale Conversion of an Existing Industrial Building)

1. Background

- 1.1 On 17.4.2020, the Board received an application to seek planning permission under s.16 of the Town Planning Ordinance for proposed hotel (guesthouse) with shop and services and other uses (including place of recreation, sports or culture (including art studio and others) / office (audio-visual recording studio) / office (design and media production) / research, design and development centre), by wholesale conversion of an existing industrial building, at the application site (**Plan A-1**).
- 1.2 On 12.6.2020, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow adequate time to address departmental comments. After the deferral, the applicant submitted further information (FI) enclosing responses to departmental comments and revised Traffic Impact Assessment (TIA) on 4.8.2020. The application is now scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 8.9.2020, 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 so as to allow adequate time for preparing FI to address further 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 on 12.6.2020, the applicant has submitted FI including responses to departmental comments and revised TIA to address departmental comments. As the Transport Department has further comments on those submissions, 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 in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of 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 the preparation 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 dated 8.9.2020 from the applicant's representative requesting for deferment

Plan A-1 Location Plan