

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

**APPLICATION NO. A/K14/786**  
*(for 3<sup>rd</sup> 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 465m<sup>2</sup>
- Lease** : (a) Kwun Tong Inland Lot No. 618 (the Lot)  
(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 (BH) of 100 meters above Principal Datum (mPD), 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) on 4.8.2020.

- 1.3 On 18.9.2020, the Committee agreed to defer making a decision on the application for two months, as requested by the applicant, to allow more time to address departmental comment. On 19.11.2020 and 22.12.2020, FI were received from the applicant in support of the application.

## **2. Request for Deferment**

On 29.12.2020, 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 more time to address the comments from Transport Department (TD) (**Appendix I**).

## **3. Planning Department's Views**

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant to allow more time to address departmental comments. The applicant has demonstrated efforts in preparing FI including technical assessments in support of the application. Since the last deferment on 18.9.2020, the applicant's representative has submitted FI including responses to departmental comments, revised plans and a revised traffic impact assessment (TIA) to address departmental comments. As the Transport Department has further comments on some of 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 justifications 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 Ordinance (TPB TG-No. 33) in that the applicant needs more time to prepare FI to address departmental comments, the 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 third deferment of the application, the applicant should be advised that the Committee has allowed a total of six 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 29.12.2020 from the applicant's representative requesting for deferment

**Plan A-1**

Location Plan

**PLANNING DEPARTMENT  
JANUARY 2021**