

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

**APPLICATION NO. A/K20/132**  
***(for 3<sup>rd</sup> Deferment)***

- Applicants** : Wolver Hollow Company Limited and Dragon Rider Development Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Site bounded by Lai Hong Street, Fat Tseung Street West, Sham Mong Road and West Kowloon Corridor and a small strip of land on Lai Hong Street, Cheung Sha Wan
- Site Area** : About 23,700m<sup>2</sup>  
[including about 3,006m<sup>2</sup> of Government land (about 13%)]
- Lease** : (a) New Kowloon Inland Lot No. (NKIL) 6003 R.P. (Part)  
Restricted to godown or open storage purposes or both, subject to a maximum gross floor area (GFA) of 56,000m<sup>2</sup> and a building height (BH) restriction of 45.72 metres above Principal Datum (mPD)
- (b) NKIL No. 6052  
Restricted to godown purposes, with dangerous goods allowed subject to a minimum GFA of 31,800m<sup>2</sup> and a BH restriction of 45.72mPD
- (c) Government land (about 3,006m<sup>2</sup>)
- Plan** : Approved South West Kowloon Outline Zoning Plan (OZP) No. S/K20/30
- Zoning** : (a) “Comprehensive Development Area” (“CDA”) (about 97.5%)  
  
[Subject to a maximum domestic plot ratio (PR) of 6.5 and a maximum non-domestic PR of 1.5, with minor relaxation clause; and any floor space that is constructed or intended for use solely as public transport facilities, railway station development, or government, institution or community, or social welfare facilities, as required by the Government, may be disregarded]
- (b) Areas shown as ‘Road’ (about 2.5%)
- Application** : Proposed Comprehensive Development for Residential and Commercial Uses, School, Social Welfare Facilities and Public Vehicle Park, with Minor Relaxation of Domestic PR Restriction  
(Amendments to Approved Master Layout Plan (MLP))

## 1. **Background**

- 1.1 On 25.9.2019, the application for permission for amendments to the approved MLP for a proposed comprehensive development comprising residential and commercial uses, school, social welfare facilities and public vehicle park, with minor relaxation of domestic PR restriction was received by the Town Planning Board (the Board) (**Plan A-1**).
- 1.2 On 15.11.2019 and 17.3.2020, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicants, to allow more time for the applicants to prepare further information in response to departmental comments.
- 1.3 On 8.5.2020, the applicants submitted further information including responses to departmental comments, revised technical assessments on landscape, air ventilation, environmental, drainage and sewerage, revised pages of the traffic impact assessment, and revised MLP. The application is scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 11.6.2020, the applicants' representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for another two months so as to allow sufficient time for preparation of further information to address departmental comments (**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 applicants to allow more time to address departmental comments. Since the last deferment on 17.3.2020, the applicants have submitted further information to address departmental comments.
- 3.2 The Planning Department has no objection to the request for deferment as the justification provided meet 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 applicants need more time to prepare further information to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests 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 further submission from the applicants. If the further information submitted by the applicants is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicants should be advised that the Committee has allowed a further two months for preparation of further information. Since it is

the third deferment of the application, the applicants should be advised that the Committee has allowed a total of six months 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 applicants' 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**

<b>Appendix I</b>	Letter dated 11.6.2020 from the applicants' representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
JUNE 2020**