

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K20/133
(for 1st Deferment)

- Applicants** : Century Opal Limited and Max Century (H.K.) Limited represented by Masterplan Limited
- Site** : The Site of the Guangzhou-Shenzhen-Hong Kong Express Rail Link West Kowloon Station (WKS) at the Junction of Lin Cheung Road and Austin Road West, Kowloon
- Site Area** : 58,800 m² (about)
- Lease** : Kowloon Inland Lot No. 11262
(i) held under Conditions of Sale No. 20354 dated 27.12.2019 for a term of fifty years from the date of the Agreement
(ii) restricted for the purpose of non-industrial (excluding residential, godown and petrol filling station but including hotel)
(iii) maximum Gross Floor Area (GFA) of 294,000m²
- Plan** : Approved South West Kowloon Outline Zoning Plan No. S/K20/30
- Zonings** : (i) “Comprehensive Development Area (1)” (about 56,624m²) (96.3%)
[restricted to a maximum plot ratio (PR) of 5.0 for development above WKS and 0.68 for the above-ground railway facilities, and maximum BH of 90, 100 and 115 mPD]; and
(ii) area shown as ‘Road’ (about 2,176m²) (3.7%)
- Application** : Proposed Comprehensive Office, Commercial and Retail Development with Relaxation of BH Restriction

1. Background

On 16.9.2020, the application for proposed office, commercial and retail development with relaxation of BH restriction at the application site was received by the Town Planning Board (the Board) (**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 23.10.2020, the applicants' representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for a period of two months to allow additional time for preparation of further information to address departmental comments received (**Appendix I**).

3. **Planning Department's Views**

3.1 The Planning Department has no objection to the request for deferment as the justifications for deferment 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 more time is required for the applicants to prepare further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other 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 further submission from the applicants. If the further information submitted by the applicants are 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 applicants should be advised that the Committee has allowed two 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**

Appendix I Letter of 23.10.2020 from the applicants' representative
Plan A-1 Location plan

**PLANNING DEPARTMENT
NOVEMBER 2020**