

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/803
(for 2nd Deferment)

- Applicant** : Million Rise Properties Limited represented by Toco Planning Consultants Limited
- Site** : 56G-56H and 56J-56K Yen Chow Street, Sham Shui Po, Kowloon
- Site Area** : 254.90 m²
- Lease** : (a) New Kowloon Inland Lot (NKIL) 205 R.P., NKIL 205 s.B ss.1, NKIL 205 s.B ss.2, NKIL 205 s.B R.P., NKIL 205 s.C and NKIL 205 s.D (collectively known as “the Lots”)
(b) Virtually unrestricted except for “non-offensive trades” and “rate and range” clauses
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37
- Zoning** : “Residential (Group A)6” (“R(A)6”)
- [Restricted to a maximum plot ratio (PR) of 7.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic, and a maximum building height (BH) of 80mPD (100mPD for sites with an area of 400m² or more), or the PR/BH of the existing building, whichever is the greater.
- For a non-domestic building to be erected on the site, the maximum PR shall not exceed 9.0.]
- Application** : Proposed Hotel

1. Background

- 1.1 On 3.12.2018, the application for proposed hotel at the application site was received by the Town Planning Board (the Board) (**Plan A-1**).
- 1.2 On 1.2.2019, Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicant, to allow sufficient time to address departmental comments and public comments.

1.3 The applicant submitted further information on 1.2.2019 in response to departmental and public comments received. The application is scheduled for consideration by the Committee on 22.3.2019.

2. Request for Deferment

On 6.3.2019, the applicant's 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 so as to allow more time for preparation of further information to address comments from departments and the public (**Appendix I**).

3. Planning Department's Views

3.1 The application has been deferred once for two months on the request of the applicant. Since the deferment, the applicant has submitted further information to address departmental and public comments.

3.2 The Planning Department has no objection to the request for deferment as the justifications 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 applicant needs more time to prepare further information to address departmental and public 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 applicant. If the further information 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 a further two months for preparation of submission of further information. 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 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 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 6.3.2019

Plan A-1 Location Plan