

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

**APPLICATION NO. A/K5/815**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Trillion Mart Development Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : 476 Castle Peak Road, Cheung Sha Wan, Kowloon
- Site Area** : About 929.03m<sup>2</sup>
- Lease** : New Kowloon Inland Lot No. 1761  
(a) restricted for non-industrial (excluding residential and cinema) purposes  
(b) subject to maximum gross floor area of 13,859.56m<sup>2</sup>
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/37
- Zoning** : “Other Specified Uses” annotated “Business 1” (“OU(B)1”)  
(a) maximum plot ratio (PR) of 12.0 and maximum building height (BH) of 130 metres above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater  
(b) minimum setback of 2m from the lot boundary abutting Castle Peak Road shall be provided  
(c) minor relaxation of the PR and BH restrictions may be considered by the Town Planning Board (the Board) on application based on individual merits of a development or redevelopment proposal
- Application** : Proposed Hotel with Minor Relaxation of PR Restriction

**1. Background**

- 1.1 On 3.1.2020, the application seeking planning permission for a minor relaxation of PR restriction from the existing PR of 14.539 to 14.92 (i.e. +0.381 or +2.6%) for conversion of an existing commercial building at the application site to a proposed hotel was received by the Board (**Plan A-1**). The application was scheduled for consideration by the Metro Planning Committee (the Committee) of the Board on 21.2.2020.
- 1.2 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 21.2.2020 for consideration of the application has been rescheduled, and the Committee has

agreed to adjourn consideration of the application. The application is now scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 3.2.2020, 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 departmental comments (**Appendix I**).

**3. Planning Department's Views**

3.1 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 further information to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

3.2 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 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 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 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**

<b>Appendix I</b>	Letter dated 3.2.2020 from the applicant's representative
<b>Plan A-1</b>	Location Plan