

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/822
(for 2nd Deferment)

- Applicant** : E-Trend Biz Limited represented by Townland Consultants Limited
- Site** : 396 Lai Chi Kok Road, Sham Shui Po, Kowloon
- Site Area** : About 87.515m²
- Lease** : New Kowloon Inland Lot (NKIL) 176 s.G ss.4 R.P (part)
- (a) Restricted to non-industrial purposes
 - (b) Subject to a non-offensive trade clause
 - (c) Building Height (BH) restriction of 150 feet above Hong Kong Principal Datum (HKPD)
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37
- Zoning** : “Residential (Group A)6”
- (a) 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 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.
 - (b) For a non-domestic building to be erected on the site, the maximum PR shall not exceed 9.0.
- Application** : Proposed Hotel (Conversion of Existing Non-domestic Building)

1. Background

- 1.1 On 15.7.2020, the application for proposed hotel (conversion of existing non-domestic building) at the application site was received by the Town Planning Board (the Board) (**Plan A-1**). On 4.9.2020, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for one month as requested by the applicant to allow time for preparation of further information to address departmental comments.

- 1.2 On 4.9.2020 and 14.10.2020, the applicant submitted further information including responses to departmental comments, revised traffic calculations and architectural drawings to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 19.10.2020, 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 application has been deferred once for one month at the request of the applicant. Since the last deferment, the applicant has submitted a number of further information as stated in paragraph 1.2 above in response to departmental comments. Nevertheless, as concerned department has further comments on the application, the applicant would require more time to prepare further information to address departmental comments.
- 3.2 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.
- 3.3 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 could 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 further information. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of three 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 dated 19.10.2020 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2020**