

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H1/102
(1st Deferment)

<u>Applicant</u>	China Merchants Properties Development Limited represented by Llewelyn-Davies Hong Kong Ltd.
<u>Site</u>	18 Sai Ning Street, Kennedy Town, Hong Kong
<u>Site Area</u>	About 13,224m ² (including about 21m ² of adjoining government land)
<u>Lease</u>	<p>Inland Lot 8623</p> <ul style="list-style-type: none">- restricted to godown or godowns for cargo handling purposes (pink and pink edged brown areas)- restricted to cargo handling pier purpose (edged red area)- aggregated total gross floor areas of all buildings within pink areas not to exceed 46,445.42m²
<u>Plan</u>	Draft Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/20
<u>Zoning</u>	<p>“Other Specified Uses” annotated “Commercial, Leisure and Tourism Related Uses” (“OU(Commercial, Leisure and Tourism Related Uses)”) [Restricted to a maximum gross floor area (GFA) of 46,446m² and a maximum building height (BH) of 70mPD for the land portion and 2-storey for the pier portion, or the GFA and BH of the existing building, whichever is the greater]</p>
<u>Application</u>	Proposed Minor Relaxation of GFA Restriction for Proposed Hotel, Office, Shop and Services, Eating Place and Place of Entertainment Uses

1. Background

On 12.6.2019, the Town Planning Board (the Board) received an application seeking planning permission for a minor relaxation of GFA restriction from 46,446m² to 55,735m² for a proposed development with hotel, office, shop and services, eating place and place of entertainment uses (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board on 2.8.2019.

2. Request for Deferment

On 19.7.2019, the applicant wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for two months so as to allow adequate time to address comments and concerns of government departments (**Appendix I**).

3. Planning Department's Views

- 3.1 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 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 interest 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 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 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

Appendix I	Letter of 19.7.2019 from the applicant's representative
Plan A-1	Location plan