

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/K18/9
(for 1st deferment)

- Applicant** : YPL Assets Management Limited represented by Kenneth To & Associates Limited
- Application Site** : 3, 5 and 7 Kent Road (New Kowloon Inland Lots 865, 866 and 867) and the adjoining Government Land, Kowloon Tong, Kowloon
- Site Area** : About 4,838m² (including Government Land of about 576 m²)
- Lease** : (a) Lease term extended up to 30.6.2047
(b) Subject to the following restrictions –
(i) a message or dwelling house;
(ii) front and range clause; and
(iii) offensive trade clause.
- Plan** : Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21
- Zoning** : “Residential (Group C)1” (“R(C)1”) and ‘Road’
- [Maximum plot ratio (PR) of 0.6 and maximum building height (BH) of 3 storeys, or the PR and height of the existing building, whichever is the greater]
- [‘Hotel’ is a Column 2 use which requires planning permission from the Town Planning Board]
- Proposed Amendment** : To rezone the application site from “R(C)1” and an area shown as ‘Road’ to “Commercial (3)” (“C(3)”) and an area shown as ‘Road’
- [Maximum gross floor area (GFA) of 24,283.4 m² and maximum BH of 51.7mPD]

1. Background

- 1.1 On 23.8.2019, the applicant submitted an application and proposed to rezone the application site from “R(C)1” and an area shown as ‘Road’ to “C(3)” and an area shown as ‘Road’ for a hotel development (**Plan 1**).
- 1.2 On 28.10.2019, the applicant submitted further information (FI) including responses to departmental comments, revised Sewerage Impact Assessment, Traffic Impact Assessment, architectural and landscape drawings to address

various departmental comments. The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 6.1.2020, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months to allow adequate time to address comments from various 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 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 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 three months upon receipt of FI from the applicant. If the FI 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 FI, 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
Plan 1

Letter received on 6.1.2020 from the applicant's representative
Location Plan