

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K20/128
(for 3rd Deferment)

<u>Applicant</u>	Wolver Hollow Company Limited and Dragon Rider Development Limited represented by Llewelyn-Davies Hong Kong Ltd.
<u>Site</u>	Site bounded by Lai Hong Street, Fat Tseung Street West, Sham Mong Road and West Kowloon Corridor and a small strip of land on Lai Hong Street, Cheung Sha Wan
<u>Site Area</u>	About 23,700m ² (including 3,006 m ² of Government land)
<u>Lease</u>	<p>(a) <u>Remaining Portion of New Kowloon Inland Lot No. 6003 (Part)</u> Granted by private treaty grant for the purpose of godown or open storage purpose or both, subject to a maximum gross floor area of 56,000m² and a building height restriction of 45.72 metres above Principal Datum (mPD)</p> <p style="text-align: center;"><u>New Kowloon Inland Lot No. 6052</u> For the purpose of godown, with dangerous goods godown allowed subject to conditions and a building height restriction of 45.72mPD</p> <p>(b) to expire on 30.6.2047</p>
<u>Plan</u>	Approved South West Kowloon Outline Zoning Plan No. S/K20/30
<u>Zoning</u>	<p>Mainly within “Comprehensive Development Area” (“CDA”) and partly within an area shown as ‘Road’</p> <p>[“CDA” zone: subject to a maximum domestic plot ratio (PR) of 6.5 and a maximum non-domestic PR of 1.5, with minor relaxation clause]</p>
<u>Application</u>	Proposed Comprehensive Development for Residential, Commercial Uses and School with Minor Relaxation of Domestic PR Restriction

1. **Background**

- 1.1 On 5.6.2017, the application seeking planning permission to use the application site for proposed comprehensive development for residential (flat), commercial uses and school with minor relaxation of domestic PR restriction from 6.5 to 7.5 was received by the Town Planning Board (the Board) (**Plan A-1**). The application was scheduled for consideration by the Metro Planning Committee (the Committee) on 28.7.2017.
- 1.2 On 28.7.2017 and 27.10.2017, upon requests of the applicant, the Committee agreed to defer making a decision on the application for two months each in order to allow sufficient time to prepare Further Information (FI) to address the comments from Government departments.

2. **Request for Deferment**

On 22.12.2017, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months so as to allow additional time to address departmental comments, in particular those related to the provision of public car park (including lorry park) and social welfare facilities within the proposed development. Since the last deferral of consideration of the application as approved by the Committee on applicant's request, the applicant has been liaising with the Transport Department (TD) and the Social Welfare Department (SWD) to clarify the need and concern on the provision of the said facilities. However, more time is needed for further liaison and revision of the proposed development layout in order to address the issues (**Appendix I**).

3. **Planning Department's Views**

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant. More time is required by the applicant to prepare for the submission of FI to address departmental comments.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications for deferment 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 address the comments from TD and SWD on the provision of transport and government, institution and community facilities, 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 FI from the applicant. If the FI 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 submission of FI. Since this is the third deferment of the application, the applicant should be advised that the Board has allowed a total of six months including the

previous deferments 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	Letter from the Applicant's representative dated 22.12.2017 requesting for further deferment
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2018**