

REVIEW OF APPLICATION NO. A/K5/793
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE
(1st Deferment)

<u>Applicant</u>	: Trend Crown Development Ltd., Billion Best Development Ltd. and Billion State Enterprise Ltd. represented by AWJC Associates Ltd.
<u>Site</u>	: 452 Castle Peak Road, Cheung Sha Wan, Kowloon
<u>Site Area</u>	: 103.20 m ²
<u>Lease</u>	: (a) The Remaining Portion of New Kowloon Inland Lot No. 1181 (b) Virtually unrestricted except for “non-offensive trades” and “rate and range” clauses
<u>Plan</u>	: Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/37
<u>Zoning</u>	: “Residential (Group A)8” [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 building height (BH) of 100 metres above Principal Datum (mPD) (120mPD for sites with an area of 400m ² or more), or the PR/BH of the existing building, whichever is the greater. For a non-domestic building to be erected on the site, the maximum PR shall not exceed 9.0.]
<u>Application</u>	: Proposed Hotel
<u>MPC’s Decision</u>	: Rejected on 16.3.2018
<u>Subject of Review</u>	: To review the Metro Planning Committee (MPC)’s decision to reject the application

1. Background

- 1.1. On 31.1.2018, the applicant sought planning permission to use the application site for a proposed hotel under s.16 of the Town Planning Ordinance (the Ordinance) (**Plan R-1**). On 16.3.2018, the MPC of the Town Planning Board (the Board) decided to reject the application.

- 1.2. On 19.4.2018, the applicant applied, under s.17(1) of the Ordinance, for a review of the MPC's decision to reject the application. The applicant has not submitted any written representation or technical assessment in support of the review. The review application is scheduled for consideration by the Board on 13.7.2018.

2. Request for Deferment

On 6.7.2018, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the review application for two months so as to allow time for preparation of materials for the Board's consideration of the review application and to address the departmental comments (**Annex A**).

3. Planning Department's Views

- 3.1 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 prepare further information to address the departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.2 Should the Board agree to defer a decision on the review application, the application will be submitted to the Board for consideration within three 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 Board's consideration. The applicant should be advised that the Board 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 Board is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the review application will be submitted to the Board for consideration at the next meeting.

5. Attachments

Annex A
Plan R-1

Letter dated 6.7.2018 from the applicant's representative
Location plan