

Withdrawn by Applicant

MPC Paper No. A/H1/103
For Consideration by the
Metro Planning Committee
on 10.10.2025

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H1/103 (for 1st Deferment)

<u>Applicant</u>	: The Ice Bath Club Limited
<u>Premises</u>	: Shop 3 (Part) and Shop 4 (Part), Lower Ground Floor, 38 Belcher's Street, Kennedy Town, Hong Kong
<u>Floor Area</u>	: About 234m ²
<u>Lease</u>	: Inland Lot Nos. 953 S.B ss.1 (Part), 953 S.B ss.2 (Part) and 953 S.B RP (Part) - virtually unrestricted except the offensive trades clause
<u>Plan</u>	: Approved Kennedy Town & Mount Davis Outline Zoning Plan (OZP) No. S/H1/24
<u>Zoning</u>	: "Residential (Group A)" ("R(A)") - restricted to a maximum building height (BH) of 120 metres above Principal Datum (mPD), or the height of the existing building, whichever is the greater
<u>Application</u>	: Proposed Commercial Bathhouse

1. Background

On 20.8.2025, the applicant submitted the current application to seek planning permission for the proposed commercial bathhouse at the application premises (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 19.9.2025, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time to provide further information (FI) in response to departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2 Should the Committee agree to defer 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 two months for preparation of the 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Email dated 19.9.2025 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2025**