

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K1/272
(for 2nd Deferment)

- Applicant** : Far Union Investment Limited
- Site** : 16 Kimberley Road, Tsim Sha Tsui, Kowloon
- Site Area** : About 1,141.12m²
- Land Status** : Kowloon Inland Lot No. 6022 s.B RP
(a) held under Conditions of Re-grant No. 4371 dated 13.11.1948
(b) expires on 23.6.2039
(c) no restriction on user, gross floor area, site coverage or building height (BH) in the lease condition
- Plan** : Approved Tsim Sha Tsui Outline Zoning Plan No. S/K1/30
(currently in force)

Draft Tsim Sha Tsui Outline Zoning Plan No. S/K1/29
(in force at the time of submission, no change to zoning and development restrictions for the application site)
- Zoning** : “Commercial (6)” (“C(6)”)
(a) maximum plot ratio (PR) of 12
(b) maximum BH of 110 metres above Principal Datum
(c) minimum 1.5m wide non-building area from the lot boundary abutting areas shown as ‘Road’
- Application** : Proposed Minor Relaxation of BH and PR Restrictions for Permitted Hotel Use

1. Background

- 1.1 On 12.8.2025, the applicant submitted the current application to seek planning permission for proposed minor relaxation of BH and PR restrictions for permitted hotel development at the application site (**Plan A-1**).
- 1.2 On 10.10.2025, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application

for two months, as requested by the applicant, in order to allow time for preparation of further information (FI) to address departmental comments.

- 1.3 On 14.11.2025 and 17.11.2025, the applicant submitted FI including traffic, visual and sewerage impact assessments to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 12.12.2025, 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 more time to prepare FI to address the departmental comments received (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second 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 a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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	Letter from the applicant dated 12.12.2025
Plan A-1	Location Plan