MPC Paper No. A/K14/840
For Consideration by
the Metro Planning Committee
on 6.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K14/840
(for 1st Deferment)

Applicant	:	Orion Project Management Limited represented by KTA Planning Limited
Application Site	:	118 Wai Yip Street, Kwun Tong, Kowloon
Site Area	:	About 418.06m^2
Lease	:	Kwun Tong Inland Lot (KTIL) No. 511 (the Lot) (a) held under a Government Lease dated 7.11.1966 as varied or modified by a Special Waiver Letter dated 3.7.2019 (b) expire on 30.6.2047 (c) maximum building height (BH) of 170 feet (i.e. 51.8m) above Principal Datum (d) non-building area up to vertical clearance of 15ft (4.57m) from ground level at the back alley
Plan	:	Draft Kwun Tong (South) OZP No. S/K14S/29
Zoning	:	"Other Specified Uses" annotated "Business" ("OU(B)") *[Restricted to a maximum plot ratio (PR) of 12.0 and maximum BH of 100 metres above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater]*
Application	:	Proposed Wholesale Conversion of an Existing Industrial Building for 'Hotel' Use

1. The Proposal

1.1 On 16.9.2026, the applicant sought planning permission for wholesale conversion of an existing industrial building, known as Galaxy Publishing House, for proposed hotel at the application site (the Site) (**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 26.10.2026, the applicant's representative 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 sufficient time to address the departmental comments received and obtain the views from the Task Force on Kai Tak Harbourfront Development of the Harbourfront Commission (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for the first 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. 33B) in that the deferment would allow the applicant to prepare further information (FI) to address outstanding issues.

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 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	Letter dated 26.10.2026 from the applicant's representative
Plan A-1	Location Plan

PLANNING DEPARTMENT
NOVEMBER 2026