

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K14/832
(for 1st deferment)

- Applicants** : Victory Thrive Investments Limited, Prosper Significance (HK) Limited, Route Soar Limited and Kingwise Enterprises Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : 201 and 203 Wai Yip Street, Kwun Tong, Kowloon
- Site Area** : About 1,872m²
- Lease** : Kwun Tong Inland Lot No. 285 and 287 (the Lots)
(a) restricted to industrial uses excluding offensive trades
(b) maximum building height (BH) of 170 feet (i.e. 51.8m) above Principal Datum
- Plan** : Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/26
- 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 Minor Relaxation of PR and BH Restrictions for Proposed Hotel use

1. Background

On 9.10.2024, the applicants submitted the current application to seek planning permission for minor relaxation of PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) and BH restriction from 100mPD to 120mPD (i.e. +20m or +20%) for redevelopment of two existing 6-storey and 13-storey industrial buildings (IBs) into a 34-storey (including one-storey basement car park) development for hotel use at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 7.1.2025 the applicants’ representative wrote to the Secretary of the Town Planning Board (the Board) requesting the Board to defer making a decision on the application for two months in order to allow adequate time for preparing further information (FI) to address 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicants 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 applicants 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 applicants 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 applicants' 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 7.1.2025 from the applicants' representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2025**