

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/K1/263**

*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Flying Snow Limited represented by KTA Planning Limited
- Site** : The Former Marine Police Headquarters (FMPHQ) Site,  
Junction of Canton Road and Salisbury Road, Tsim Sha Tsui,  
Kowloon
- Site Area** : About 11,700m<sup>2</sup>
- Lease** : Kowloon Inland Lot (KIL) No. 11161 RP
- (a) held under Conditions of Sale No. 12641 for a term of 50 years commencing on 12.6.2003
  - (b) restricted for non-industrial (excluding private residential, petrol filling station and godown) purposes
  - (c) the Lot shall not be developed except in accordance with the Concept Plans and the Master Landscape Plans as defined in the lease
  - (d) no building or structure which is not shown on the Concept Plans and the Master Landscape Plans shall be erected, constructed or maintained on or within the Lot
- Plan** : Approved Tsim Sha Tsui Outline Zoning Plan (OZP) No. S/K1/28
- Zoning** : “Comprehensive Development Area” (“CDA”)  
[maximum building height (BH) of 14.5mPD and 29.2mPD at the southern and northern portion of the site respectively]
- Application** : Proposed Amendments to the Approved Master Layout Plan (MLP)

**1. Background**

- 1.1. On 8.12.2021, the applicant submitted the current application to seek planning permission for amendments to the approved MLP for hotel and tourism related development at the subject site (**Plan A-1**).

- 1.2. On 28.1.2022, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to address comments from relevant Government departments.
- 1.3. In view of COVID-19 and the latest special work arrangement for Government departments announced by the Government, the Committee, on 1.4.2022, agreed to defer making a decision on some of the applications, including the subject application.
- 1.4. On 12.4.2022, the applicant submitted further information, including revised landscape and tree preservation proposal, revised Visual Impact Assessment, revised architectural drawings, and photomontages in responses to departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 1.6.2022, the applicant's representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to further defer making a decision on the application for two months in order to allow time to address departmental comments (**Appendix I**).

## **3. Planning Department's Views**

- 3.1. The Planning Department has no objection to the request for the second 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. 33A) in that the deferment would allow more time for the applicant to prepare further information 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 further submission from the applicant. If the further information 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 further information. 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  
Plan A-1**

Letter from Applicant's Representative dated 1.6.2022  
Location Plan

**PLANNING DEPARTMENT  
JUNE 2022**