

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K1/270
(for 1st Deferment)

- Applicant** : Flying Snow Limited represented by KTA Planning Limited
- Site** : The Former Marine Police Headquarters Site, Junction of Canton Road and Salisbury Road, Tsim Sha Tsui, Kowloon
- Site Area** : About 11,700m²
- Lease** : Kowloon Inland Lot No. 11161 RP
- (a) a lease term of 50 years commencing from 12.6.2003
 - (b) restricted for non-industrial (excluding private residential, petrol filling station and godown) purposes
 - (c) to implement the development of the lot in accordance with the Concept Plans, the Alteration and Utilities Plans and the Master Landscape Plans as submitted and deposited with the Director of Lands
 - (d) works shall be carried out to preserve and maintain the Historic Site and to preserve, restore and renovate the Historic Buildings
 - (e) the total Gross Floor Area on the lot excluding the Historic Building shall not exceed 7,213m²
 - (f) except the Historic Buildings, no part of any building or structure shall exceed 14.5 metres above Principal Datum (mPD)
 - (g) the existing formed levels of the lot (which range from 14.3 to 15.1mPD) shall not be altered
- Plan** : Approved Tsim Sha Tsui Outline Zoning Plan No. S/K1/28
- Zoning** : “Comprehensive Development Area”
- [maximum building height of 14.5mPD and 29.2mPD at the southern and northern portions of the zone respectively]
- Application** : Proposed Amendments to the Approved Master Layout Plan (MLP)

1. Background

On 3.1.2024, the applicant submitted the current application to seek planning permission for proposed amendments to the approved MLP at the application 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 22.2.2024, 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 for the applicant 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 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 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
Plan A-1

Letter from the applicant's representative dated 22.2.2024
Location plan

PLANNING DEPARTMENT
MARCH 2024