

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K1/270
(for 2nd 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 (OZP) 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

- 1.1. 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**).
- 1.2. On 1.3.2024, 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, to allow time to prepare further information (FI) to address departmental comments.
- 1.3. On 30.4.2024, the applicant's representative submitted a set of FI including revised supporting planning statement, revised landscape master plan and tree preservation proposal, revised visual impact assessment and other responses to departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 14.6.2024, 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 adequate time for relevant Government departments to consider the submitted FI and to prepare additional FI to address further departmental comments, if necessary (**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, 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 additional 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's representative dated 14.6.2024
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JUNE 2024**