

**APPLICATION FOR AMENDMENT OF PLAN**  
**UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. Y/K18/10**  
**(for 2<sup>nd</sup> deferment)**

- Applicant** : YPL Assets Management Limited represented by Kenneth To & Associates Ltd.
- Plan** : Approved Kowloon Tong Outline Zoning Plan (OZP) No. S/K18/21
- Application Site** : 3, 5 and 7 Kent Road, Kowloon Tong, Kowloon (New Kowloon Inland Lots (NKILs) 865, 866 and 867)
- Site Area** : About 4,262 m<sup>2</sup>
- Lease** : (a) Lease term extended up to 30.6.2047
- (b) Subject to the following restrictions –
- (i) a messuage or dwelling house;
- (ii) front and range clause; and
- (iii) offensive trade clause.
- Zonings** : “Residential (Group C) 1” (“R(C)1”)
- [Maximum plot ratio (PR) of 0.6 and maximum building height (BH) of 3 storeys, or the PR and height of the existing building, whichever is the greater]
- [‘Hotel’ is a Column 2 use which requires planning permission from the Town Planning Board]
- Proposed Amendments** : To rezone the application site from “Residential (Group C) 1” to “Commercial (3)” (“C(3)”) and ‘Road’

**1. Background**

On 11.5.2020, the applicant submitted an application and proposed to rezone the application site (the Site) (**Plan Z-1**) from “R(C)1” to “C(3)” and ‘Road’ on the approved Kowloon Tong OZP No. S/K18/21 to facilitate a hotel development with public car park. Subsequently, the applicant submitted further information (FI) on 15.7.2020, 4.9.2020, 15.10.2020, 12.11.2020 and 9.12.2020 to address departmental comments. On 8.1.2021, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application for two months in order to allow more time for the applicant to submit FI to address departmental comments. On 8.3.2021, the applicant submitted FI and the application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 18.5.2021, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months to allow time to revise the development proposal to address departmental comments (**Appendix I**).

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

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to prepare further information to address departmental comments. Since the first deferment, the applicant has submitted FI to respond to departmental comments.
- 3.2 The Planning Department has no objection to the request for 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. 33) in that the applicant needs more time to prepare responses to departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of other relevant parties.
- 3.3 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within three months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for preparation of 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 to the Committee for consideration at the next meeting.

## **5. Attachments**

**Appendix I**  
**Plan Z-1**

Letter dated 18.5.2021 from the applicant's representative  
Location plan

**PLANNING DEPARTMENT**  
**MAY 2021**