

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

APPLICATION NO. Y/K5/3
(for 1st Deferment)

- Applicant** : Winland Strategies Limited represented by Townland Consultants Limited
- Site** : 412 - 420 Castle Peak Road, Cheung Sha Wan, Kowloon
- Site Area** : about 518.4m²
- Lease** : New Kowloon Inland Lot Nos. 420 s.D RP, s.E RP, s.F RP, s.H RP and s.I RP
- (a) governed by Government Lease dated 29.6.1932;
- (b) virtually unrestricted except for “Non-Offensive Trades” and “Rate and Range” clauses; and
- (c) an Offensive Trades Licence to permit 5 categories of offensive trades issued on 1.4.2021
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/39
- Zoning** : “Other Specified Uses” annotated “Hotel” (“OU(Hotel)”)
- (a) maximum plot ratio (PR) of 12;
- (b) maximum building height (BH) of 84 metres above Principal Datum (mPD), or the height of the existing building; and
- (c) minor relaxation clause for the PR/BH restrictions
- Proposed Amendments** : To rezone the application site from “OU(Hotel)” to “Commercial (5)” (“C(5)”) and revise the BH restriction from 84mPD to 100mPD

1. Background

On 14.8.2023, the applicant submitted the current application to rezone the application site (**Plan Z-1**) from “OU(Hotel)” to “C(5)” and revise the BH restriction from 84mPD to 100mPD. The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 26.10.2023, the applicant's representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months in order to allow more time to prepare 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. 33A) in that the deferment would allow the applicant 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 three 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	Letter from the applicant's representative dated 26.10.2023
Plan Z-1	Location plan

**PLANNING DEPARTMENT
NOVEMBER 2023**