

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

**APPLICATION NO. A/K14/776**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : New Rise Properties Limited represented by Vision Planning Consultants Limited
- Plan** : Approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/22
- Premises** : G/F (Part), East Sun Industrial Centre, 16 Shing Yip Street, Kwun Tong, Kowloon
- Floor Area** : About 1,426.57m<sup>2</sup>
- Lease** : (a) Kwun Tong Inland Lot No. 73  
(b) Restricted for industrial purposes (excluding offensive trades)
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”) [Maximum plot ratio (PR) of 12 and maximum building height of 130 meters above Principal Datum, or the PR and height of the existing building(s), whichever is the greater]
- Application** :
  - Proposed ‘Shop and Services’ (about 459.87m<sup>2</sup>)
  - Proposed ‘Shop and Services (Bank and/or Local Provisions Store)’ (about 966.7m<sup>2</sup>)

**1. Background**

On 20.9.2019, the applicant submitted an application to seek planning permission under s.16 of the Town Planning Ordinance for ‘Shop and Services’ and ‘Shop and Services (Bank and/or Local Provisions Store)’ uses at the Premises (**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 25.10.2019, 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 more time for preparation of further information (FI) to address comments from the Fire Services Department (**Appendix I**).

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

- 3.1 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 FI in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of relevant parties.
- 3.2 Should the Committee agree to defer making 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 can 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 to the Committee for consideration at the next meeting.

### **5. Attachments**

<b>Appendix I</b>	Letter from the applicant's representative dated 25.10.2019
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
NOVEMBER 2019**