

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K14/792
(for 1st Deferment)

- Applicant** : Business Hub Limited
- Premises** : Portion of G/F, How Ming Factory Building, 99 How Ming Street, Kwun Tong, Kowloon
- Floor Area** : about 459.36m²
- Lease** : (a) Kwun Tong Inland Lot (KTIL) No. 506
(b) Restricted to industrial and/or godown purposes excluding offensive trades
- Plan** : Approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/22
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”) [Maximum plot ratio (PR) of 12 and the maximum building height of 160 metres above Principal Datum or the PR and the height of the existing building(s), whichever is the greater]
- Application** : Proposed Shop and Services (about 230m²)
Proposed Shop and Services (Bank, Fast Food Shop, Local Provisions Store and/or Electrical Shop) (about 229.36m²)

1. Background

On 15.7.2020, 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, Fast Food Shop, Local Provisions Store and/or Electrical Shop)’ 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 31.8.2020, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for one month 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 one month 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

Appendix I	Letter from the applicant's representative dated 31.8.2020
Plan A-1	Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2020**