

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

**APPLICATION NO. A/K5/829**  
*(for 1<sup>st</sup> Deferment)*

- Applicants** : Sze Sun Preserved Ginger Company Limited & Yuk Cheong Wai Company Limited represented by PlanPlus Consultancy
- Site** : Nos. 550-556 Castle Peak Road, Cheung Sha Wan, Kowloon
- Site Area** : About 1,471.3m<sup>2</sup>
- Lease** : New Kowloon Inland Lot (NKIL) No. 1751 s.A RP and s.A s.s.1
- (a) Held under Government Lease dated 10.11.1934 as varied or modified by a Deed of Variation dated 10.11.1964
- (b) Restricted for general industrial purposes excluding any offensive trades
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37
- Zoning** : “Other Specified Uses” annotated “Business 1” (“OU(B)1”)
- (a) Maximum plot ratio (PR) of 12.0 and maximum building height (BH) of 130 metres above Principal Datum, or the PR and height of the existing building, whichever is the greater
- (b) Minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application based on individual merits of a development or redevelopment proposal
- (c) Minimum setback of 2m from the lot boundary abutting Castle Peak Road shall be provided
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Non-polluting Industrial Use (Excluding Industrial Undertakings Involving the Use/Storage of Dangerous Goods)

**1. Background**

On 31.12.2020, an application for proposed minor relaxation of PR restriction for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of

dangerous goods) at the application site was received by the Town Planning Board (the Board) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

## 2. **Request for Deferment**

On 17.2.2021, the applicants' representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for a period of two months so as to allow time for preparation of further information to address departmental comments (**Appendix I**).

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

3.1 The Planning Department has no objection to the request for deferment as the justifications for deferment meet 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 more time is required for the applicants to prepare further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other 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 further submission from the applicants. If the further information submitted by the applicants 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 applicants should be advised that the Committee has allowed two months for preparation of submission of further information, 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 applicants' 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 of 17.2.2021 from the applicants' representative
<b>Plan A-1</b>	Location plan