

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H9/84
(for 2nd Deferment)

- Applicant** : Chan Woon Man represented by Hui Wah Kui
- Site** : Ah Kung Ngam Lot No. 27 S. A, 27 A Kung Ngam Village Road, Shau Kei Wan
- Site Area** : 74.8m² (about)
- Lease** : Ah Kung Ngam Lot No. 27 S. A
- held under a Government Lease for a term of 999 years commencing on 1.1.1894
 - virtually unrestricted except non-offensive trades clause
- Plan** : Approved Shau Kei Wan Outline Zoning Plan (OZP) No. S/H9/18
- Zoning** : “Open Space” (about 91.7% of the Site); and
- “Other Specified Uses” annotated “Business” (about 8.3% of the Site)
- maximum non-domestic plot ratio (PR) of 12 and maximum building height of 80mPD, or the PR and height of the existing building, whichever is the greater
- Application** : Proposed Eating Place

1. Background

- 1.1 On 7.11.2022, the applicant submitted the current application to seek planning permission for proposed eating place within a proposed 5-storey building at the application site (the Site) (**Plan A-1**).
- 1.2 On 23.12.2022, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, for the applicant to prepare further information (FI) to address departmental comments.
- 1.3 Upon receipt of the applicant’s FI on 23.2.2023, the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 17.4.2023, the applicant's representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for a period of two months in order to allow more time for preparing FI to address the comments of the Buildings Department (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second 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 more time for 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 two months upon receipt of further submission 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 a total of four months for preparation of submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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
Plan A-1

Emails from the applicant's representative dated 17.4.2023
Location Plan

PLANNING DEPARTMENT
APRIL 2023