

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

**APPLICATION NO. A/K11/245  
(for 2<sup>nd</sup> Deferment)**

<b><u>Applicant</u></b>	: Jing Wah Garments Manufacturing Company Limited represented by Raymond Chan Surveyors Limited
<b><u>Premises</u></b>	Portion of G/F, Jing Wah Building, 10 Sam Chuk Street, San Po Kong, Kowloon
<b><u>Floor Area</u></b>	About 230 m <sup>2</sup>
<b><u>Lease</u></b>	: New Kowloon Inland Lot No. 4437 (i) Held under the Condition of Sale No. 7179 dated 25.6.1962 as varied or modified by a modification letter dated 5.7.1965; and (ii) Restricted for industrial and/or godown purposes excluding offensive trades
<b><u>Plan</u></b>	Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/31
<b><u>Zoning</u></b>	: “Other Specified Uses” annotated “Business” (“OU(B)”) Maximum plot ratio (PR) of 12 and the maximum building height of 120 metres above Principal Datum (mPD), or the PR and the height of the existing building, whichever is the greater
<b><u>Application</u></b>	: Proposed Shop and Services

**1. Background**

- 1.1 On 8.2.2024, the applicant seeks planning permission for the Proposed ‘Shop and Services’ use at the application premises (**Plan A-1**).
- 1.2 On 5.4.2024, 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, to allow time to prepare further information (FI) to address departmental comments.
- 1.3 On 24.4.2024, the applicant’s representative submitted FI including response to departmental comments and revised floor plans. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 7.5.2024, 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 sufficient time to address comments from the Transport 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) 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 two 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 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**

<b>Appendix I</b>	Letter from the applicant's representative dated 7.5.2024
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
MAY 2024**