

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K11/246
(for 1st Deferment)

<u>Applicant</u>	: Jing Wah Garments Manufacturing Company Limited represented by Raymond Chan Surveyors Limited
<u>Premises</u>	Portion of G/F, Jing Wah Building, 10 Sam Chuk Street, San Po Kong, Kowloon
<u>Floor Area</u>	About 335.3 m ²
<u>Lease</u>	: 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
<u>Plan</u>	Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/31
<u>Zoning</u>	: “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
<u>Application</u>	: Proposed Shop and Services (about 126.5 sq.m) and Proposed Shop and Services (Bank, Fast Food Counter, Electrical Shop, Local Provisions Store or Showroom) (about 208.8 sq.m)

1. Background

On 16.1.2025, the applicant seeks planning permission for the proposed ‘Shop and Services’ use (about 126.5 sq.m) and Proposed ‘Shop and Services (Bank, Fast Food Counter, Electrical Shop, Local Provisions Store or Showroom)’ use (about 208.8 sq.m) at the application 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 25.2.2025, 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 relevant departmental comments received (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first 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 additional time for the applicant to prepare further information (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 two months for preparation of 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 25.2.2025 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2025**