

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K13/323
(for 1st Deferment)

- Applicant** : Tai Yip Investment No. 2 Limited represented by KTA Planning Limited
- Premises** : 7/F, Sunshine Kowloon Bay Cargo Centre, 59 Tai Yip Street, Kowloon Bay, Kowloon
- Floor Area** : About 6,310m²
- Lease** : (a) New Kowloon Inland Lot (N.K.I.L.) 5741 under Conditions of Sale No. 11136 dated 4.11.1977 as modified by two Modification Letters dated 14.3.1980 and 8.11.1982

(b) Restricted for cargo consolidation and godown purposes
- Plan** : Draft Ngau Tau Kok and Kowloon Bay Outline Zoning Plan (OZP) No. S/K13/31
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”) *[restricted to a maximum plot ratio (PR) of 12.0 and a maximum building height (BH) of 120 meters above Principal Datum or the PR and height of the existing building, whichever is the greater]*
- Application** : Proposed Vehicle Repair Workshop

1. Background

On 27.5.2022, the applicant submitted an application to seek planning permission for proposed ‘vehicle repair workshop’ use at the application premises (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 30.6.2022, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the

application for a period of two months in order to allow time to address comments from Transport Department (**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 of 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 the applicant to prepare further information 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 further information 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 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 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 received on 30.6.2022 from the Applicant's Representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JULY 2022**