

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K13/325
(for 1st Deferment)

- Applicant** : Borgia Limited represented by Townland Consultants Limited
- Premises** : 4/F (Portion), DCH Building, 20 Kai Cheung Road, Kowloon Bay, Kowloon
- Floor Area of Premises** : About 6,565m²
- Lease** : (a) New Kowloon Inland Lot (N.K.I.L.) Nos. 5848 and 5849 under Conditions of Sale Nos. 11512 and 11513 both dated 31.7.1992
(b) Restricted for industrial or godown or both purposes, excluding any offensive trades
- Plan** : Approved Ngau Tau Kok and Kowloon Bay Outline Zoning Plan (OZP) No. S/K13/32
- 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 20.1.2023, 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 2.3.2023, 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 Government departments' comments (**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 from the Applicant's Representative dated 2.3.2023
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2023**