

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K1/265

(for 1st Deferment)

- Applicant** : The Incorporated Owners of Park Lane Shopper's Boulevard represented by DeSPACE (International) Limited
- Premises** : G/F and 1/F, Park Lane Shopper's Boulevard, 111-139, 143-161 and 165-181 Nathan Road, Tsim Sha Tsui
- Floor Area** : About 7,638m²
- Lease** : Kowloon Inland Lot (KIL) No. 10710
- (a) for a term of 75 years renewable for 75 years commencing from 23.2.1983
- (b) restricted for the purposes of non-industrial use (excluding godown, residential and hotel) purposes
- (c) shall not be used for any purpose other than as shops for the retail sale of goods except with prior written consent
- Plan** : Approved Tsim Sha Tsui Outline Zoning Plan (OZP) No. S/K1/28
- Zoning** : "Open Space" ("O")
- Application** : Proposed Eating Place (Cafeteria, Coffee Shop and Tea House) and Shop and Services

1. Background

On 23.5.2022, the applicant submitted the current application to seek planning permission for proposed eating place (cafeteria, coffee shop and tea house) and shop and services at the subject 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 4.7.2022, the applicant's representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the application for a period of two months to address departmental 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 justifications for deferment meet 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 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 the 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter from applicant's representative dated 4.7.2022
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JULY 2022**