

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/833
(for 2nd Deferment)

- Applicant** : Well Yuen Properties Limited represented by Grandmax Surveyors Limited
- Premises** : Portion of Workshop C4, G/F, Block C, Hong Kong Industrial Centre, 489-491 Castle Peak Road, Cheung Sha Wan, Kowloon
- Site Area** : About 50m²
- Lease** : New Kowloon Inland Lot (NKIL) No. 3515 s.C, s.D and s.F
- (a) governed by Conditions of Sale No. 4268 dated 1.4.1948 as varied or modified by Conditions of Exchange No. 4481 dated 28.8.1950 for factory purposes
- (b) permitted for showroom and ancillary storage purposes by a Waiver Letter dated 25.1.2005
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37
- Zoning** : “Other Specified Uses” annotated “Business (2)” (“OU(B)2”)
- (a) maximum plot ratio of 12.0
- (b) maximum building height of 130 metres above Principal Datum
- Application** : Shop and Services

1. Background

On 21.5.2021, an application for ‘Shop and Services’ use at the application premises (the Premises) was received by the Town Planning Board (the Board) (**Plan A-1**). On 9.7.2021, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for preparation of further information to address departmental comments. On 19.7.2021, the applicant’s representative submitted further information on fire services installation to address comments of the Fire Services Department (FSD). The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 31.8.2021, the applicant's representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for another two months so to allow more time for preparation of further information to address the departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant to allow time to address departmental comments. Since the last deferment on 9.7.2021, further information was submitted on 19.7.2021 to address FSD's comments.
- 3.2 The Planning Department has no objection to the request for 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)¹ in that more time is required for the applicant to prepare further information to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.2 Should the Committee agree to defer making 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 can 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 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

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| Appendix I | Letter of 31.8.2021 from the applicant's representative |
| Plan A-1 | Location plan |

**PLANNING DEPARTMENT
SEPTEMBER 2021**

¹ *The number of deferments to be granted as stipulated under TPB PG-No. 33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.*