

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/K5/836**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Glory View Properties Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : 822 Lai Chi Kok Road and adjoining Government Land, Cheung Sha Wan, Kowloon
- Site Area** : About 1,570m<sup>2</sup> (including Government land of about 252m<sup>2</sup>, about 16%)
- Lease** : New Kowloon Inland Lot (NKIL) No. 5568
- (a) restricted for industrial or godown purposes or both excluding offensive trades
- (b) no building shall be erected except factories or godowns, ancillary offices and canteen and other welfare facilities for workmen employed on the Lot
- (c) building height (BH) restriction of 150 feet above Hong Kong Principal Datum
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”) (about 84%)
- (a) maximum plot ratio (PR) of 12.0
- (b) maximum BH of 120 metres above Principal Datum (mPD)
- Areas shown as ‘Road’ (about 16%)
- Application** : Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Office, Shop and Services and Eating Place Uses and Proposed Footbridges

**1. Background**

On 9.7.2021, an application for proposed minor relaxation of PR and BH restrictions for permitted office, shop and services and eating place uses and proposed footbridges at the application site was received by the Town Planning Board (the Board) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

## **2. Request for Deferment**

On 16.8.2021, the applicant's representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for a period of two months so as to allow time to prepare further information to address departmental comments (**Appendix I**).

## **3. Planning Department's Views**

- 3.1 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. 33) in that more time is required for the applicant to prepare further information in response to 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 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**

<b>Appendix I</b>	Letter of 16.8.2021 from the applicant's representative
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
AUGUST 2021**