

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/838
(for 1st Deferment)

- Applicant** : Treasure Arts International Group Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : 646-648A Castle Peak Road, Cheung Sha Wan, Kowloon
- Site Area** : About 856m²
- Lease** : New Kowloon Inland Lot (NKIL) No. 2213 s.A. R.P., s. D, s.E and R.P.
(a) held under a Government Lease dated 5.9.1936 as varied or modified by two Modification Letters dated 22.3.1958 and 24.3.1958
(b) general industrial purposes excluding any offensive trades
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37
- Zoning** : “Other Specified Uses” annotated “Business (1)”
(a) maximum plot ratio of 12.0
(b) maximum building height of 130 metres above Principal Datum
(c) minimum setback of 2m from the lot boundary abutting Castle Peak Road
- Application** : Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Non-polluting Industrial Use (Excluding Industrial Undertakings Involving the Use/Storage of Dangerous Goods)

1. Background

On 5.8.2021, an application for proposed minor relaxation of PR restriction for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods) 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 17.9.2021, 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 to allow time to address comments from Government departments (**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. 33A)¹ 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

Appendix I	Letter of 17.9.2021 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.