

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

**APPLICATION NO. A/K5/840**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant** : Fung Properties (HKS) Limited represented by Townland Consultants Limited
- Site** : 800 & 828 Cheung Sha Wan Road and 601-603 Tai Nan West Street, Cheung Sha Wan, Kowloon
- Site Area** : About 6,946m<sup>2</sup>
- Lease** : New Kowloon Inland Lot No. 3515 RP
- (a) governed by Conditions of Sale No. 4268 dated 1.4.1948 as varied or modified by Conditions of Exchange No. 4481 and two Deeds of Variation dated 25.6.1981 and 2.5.1983
- (b) only be used for a factory
- (c) no domestic buildings shall be erected thereon except such as the Director of Public Works may consider reasonable for housing staff and workmen employed on the premises
- Plan** : Draft Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/38  
[*currently in force*]
- Approved Cheung Sha Wan OZP No. S/K5/37  
[*at the time of application*]
- Zoning** : “Other Specified Uses” annotated “Business (2)”
- (a) maximum plot ratio (PR) of 12.0
- (b) maximum building height of 130 metres above Principal Datum
- (c) minimum setback of 3.5m from the lot boundary abutting Castle Peak Road
- [*No change in zoning and development restrictions for the Site under the two aforesaid OZPs*]
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Non-polluting Industrial Use (Excluding Industrial Undertakings Involving the Use/Storage of Dangerous Goods)

## **1. Background**

- 1.1 On 16.9.2021, the applicant submitted the current application to seek planning permission for minor relaxation of PR restriction for permitted non-polluting industrial use (excluding industrial undertakings involving the use/storage of dangerous goods) at the subject site (**Plan A-1**).
- 1.2 On 12.11.2021, the Metro Planning Committee (the Committee) 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.
- 1.3 On 6.1.2022, the applicant submitted further information including a new Sewerage Impact Assessment to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 1.3.2022, the applicant's representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to further defer making a decision on the application for two months in order to allow time to address comments from the Transport Department (**Appendix I**).

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

- 3.1 The Planning Department has no objection to the request for the second 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 comments from relevant Government department.
- 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 a total of four months for preparation of the submission of further information. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

## **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**

<b>Appendix I</b>	Letter of 1.3.2022 from the applicant's representative
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
MARCH 2022**