

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/841
(for 1st Deferment)

- Applicant** : Fung Properties (HKS) Limited represented by Townland Consultants Limited
- Site** : 800 & 828 Cheung Sha Wan Road, 601-603 Tai Nan West Street, Cheung Sha Wan, Kowloon
- Site Area** : About 6,946m²
- 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** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37
- Zoning** : “Other Specified Uses” annotated “Business (2)”
- (a) maximum plot ratio (PR) of 12.0
- (b) maximum building height (BH) of 130 metres above Principal Datum
- (c) minimum setback of 3.5m from the lot boundary abutting Castle Peak Road
- Application** : Proposed Minor Relaxation of PR and BH Restrictions for Permitted Office, Shop and Services, Eating Place, Institutional Use (not elsewhere specified), Place of Recreation, Sports or Culture and Training Centre Uses

1. Background

On 16.9.2021, an application for proposed minor relaxation of PR and BH restrictions for permitted office, shop and services, eating place, institutional use (not elsewhere specified), place of recreation, sports or culture and training centre uses 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 27.10.2021, 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 relevant Government departments (**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 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 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter of 27.10.2021 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
NOVEMBER 2021**