

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/846
(for 2nd Deferment)

- Applicants** : Cheng Chun Bor and Chan Chai Ping represented by Grandmax Surveyors Limited
- Premises** : Portions of Factory No. 6, G/F, Elite Industrial Centre, 883 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
- Total Floor Area of Premises** : About 117m²
- Lease** : New Kowloon Inland Lot (NKIL) No. 5944
- (a) governed by Conditions of Sale No. 11707 dated 25.11.1983
(b) restricted to general industrial and/or godown purposes excluding any offensive trades
- 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 (3)”
- (a) maximum plot ratio of 12
(b) maximum building height of 120 metres above Principal Datum
- [*No change in zoning and development restrictions for the Site under the two aforesaid OZPs*]
- Application** : Shop and Services (Fast Food Counter and Local Provisions Store)

1. Background

- 1.1 On 8.12.2021, the applicants submitted the current application to seek planning permission for ‘Shop and Services (Fast Food Counter and Local Provisions Store)’ at the subject premises (**Plan A-1**).
- 1.2 On 28.1.2022, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application for two months, as requested by the applicants, to allow time for the preparation of further information to address comments from the Fire Services Department (FSD).
- 1.3 On 14.2.2022, the applicants submitted further information including responses to FSD’s comments with a revised fire services installations proposal. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 14.3.2022, the applicants’ 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 FSD’s comments on the revised proposal (**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 applicants to prepare further information to address FSD’s comments.
- 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 applicants. If the further information submitted by the applicants 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 applicants 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 applicants’ 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

Appendix I Letter of 14.3.2022 from the applicants' representative

Plan A-1 Location plan

PLANNING DEPARTMENT
April 2022