

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/847
(for 1st Deferment)

- Applicant** : Swanco Limited represented by Fruit Design & Build Limited
- Site** : 850-870 Lai Chi Kok Road, Cheung Sha Wan, Kowloon and adjoining Government Land
- Site Area** : About 1,407 m²
- Lease** : New Kowloon Inland Lot (NKIL) No. 5566
- (a) held under Conditions of Sale No. 10583 dated 8.2.1974 as varied or modified by a Modification Letter dated 28.12.1981
- (b) restricted to industrial or godown purposes or both excluding offensive trades, a maximum building height (BH) of 150 feet above Hong Kong Principal Datum (HKPD) and no gross floor area restriction under lease
- (c) a No-objection Letter dated 4.10.1993 has relaxed, for the lifetime of the existing building, the height restriction to 53.125m above HKPD for erection of one additional storey as ancillary office
- Plan** : Draft Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/38
[*currently in force*]
- Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37
[*at the time of application*]
- Zoning** : “Other Specified Uses” annotated “Business”
- (a) maximum plot ratio (PR) of 12
- (b) maximum BH of 120 metres above Principal Datum
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Office, Eating Place, Shop and Services Uses

1. Background

On 29.12.2021, the applicant submitted the current application to seek planning permission for proposed minor relaxation of PR restriction for permitted office, eating place, shop and services uses at the subject site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 27.1.2022, the applicant's representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the application for a period of two months in order 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 issue(s).
- 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 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 for the Committee's for consideration at the next meeting.

5. Attachments

Appendix I	Letter of 27.1.2022 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
FEBRUARY 2022**