

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/851
(for 1st Deferment)

- Applicant** : On Waves Estate Limited represented by Kwan Ching On
- Premises** : Workshop C5, G/F, Block C, Hong Kong Industrial Centre, 489-491
Castle Peak Road, Lai Chi Kok, Kowloon
- Total Floor Area of Premises** : About 82 m²
- Lease** : New Kowloon Inland Lot (NKIL) No. 3515 s.C, s.D & s.F
- (a) governed by Conditions of Sale No. UB4268 dated 1.4.1948 as varied or modified by Conditions of Exchange No. 4481 dated 28.8.1950 for the purpose of a factory
- (b) permitted for showroom and ancillary storage purposes by a Waiver Letter dated 18.1.2005
- Plan** : Draft Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/38
- Zoning** : “Other Specified Uses” annotated “Business (2)”
- (c) maximum plot ratio of 12
- (d) maximum building height of 130 metres above Principal Datum
- (e) minimum setback of 3.5m from the lot boundary abutting Castle Peak Road
- Application** : Proposed Shop and Services (Real Estate Agency)

1. Background

On 7.3.2022, the applicant submitted the current application to seek planning permission for proposed ‘Shop and Services (Real Estate Agency)’ at the subject premises (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 12.4.2022, 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 departmental comments (**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 consideration at the next meeting.

5. Attachments

Appendix I	Letter of 12.4.2022 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
APRIL 2022**