

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/854
(for 1st Deferment)

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| <u>Applicant</u> | : Great Assets Limited represented by Grandmax Surveyors Limited |
| <u>Premises</u> | : Workshop C12, G/F, Block C, Hong Kong Industrial Centre, 489-491 Castle Peak Road, Cheung Sha Wan, Kowloon |
| <u>Floor Area</u> | : About 182 m ² |
| <u>Lease</u> | : New Kowloon Inland Lot (NKIL) No. 3515 s.C, s.D and s.F - governed by Conditions of Sale No. UB4268 dated 1.4.1948 as varied or modified by Conditions of Exchange (and Modification) No. 4481 dated 28.8.1950 for factory purposes |
| <u>Plan</u> | : Draft Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/38 |
| <u>Zoning</u> | : “Other Specified Uses” annotated “Business (2)” (“OU(B)2”) (a) maximum plot ratio (PR) of 12 (b) maximum building height (BH) of 130mPD |
| <u>Application</u> | : Shop and Services (Showroom for Garments and Accessories) |

1. Background

On 3.11.2022, the applicant submitted the current application to seek planning permission for ‘Shop and Services (Showroom for Garments and Accessories)’ use 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 6.12.2022, 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 to allow for preparing further information 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 issues.
- 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

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| Appendix I | Letter from the applicant's representative dated 6.12.2022 |
| Plan A-1 | Location plan |

**PLANNING DEPARTMENT
DECEMBER 2022**