

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/862
(for 1st Deferment)

- Applicant** : Global Charm Investment Limited represented by Landbase Surveyors Limited
- Premises** : Factory Nos. 1C, 1D and 1E, G/F, Elite Industrial Centre, 883 Cheung Sha Wan Road, Cheung Sha Wan, Kowloon
- Floor Area** : About 55m²
- Lease** : New Kowloon Inland Lot (NKIL) No. 5944

governed by the Conditions of Sale No. 11707 dated 25.11.1983 for industrial and godown purposes or both, excluding offensive trades
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/39
- Zoning** : “Other Specified Uses” annotated “Business (3)” (“OU(B)3”)

(a) maximum plot ratio (PR) of 12
(b) maximum building height (BH) of 120 metres above Principal Datum (mPD)
- Application** : Shop and Services (Fast Food Counter)

1. Background

On 31.7.2023, the applicant submitted the current application to seek planning permission for shop and services (fast food counter) 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 13.9.2023, 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 two

months in order to allow more time to prepare further information (FI) 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 FI 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 FI from the applicant. If the FI 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 FI, 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 from the applicant's representative dated 13.9.2023
Plan A-1	Location plan

**PLANNING DEPARTMENT
SEPTEMBER 2023**