

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/K5/863**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : United Spread Limited represented by Centaline Surveyors Limited
- Premises** : Unit 3, Ground Floor, W668, 672 Castle Peak Road, Kowloon
- Floor Area** : About 37.8m<sup>2</sup>
- Lease** : New Kowloon Inland Lot (NKIL) No. 2598 RP
- governed by Government Lease dated 21.3.1957 as varied or modified by a Modification Letter dated 2.8.2006
  - restricted to be used for general industrial purposes excluding offensive trade
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/39
- Zoning** : “Other Specified Uses” annotated “Business (1)” (“OU(B)1”)
- (a) maximum plot ratio (PR) of 12
  - (b) maximum building height (BH) of 130 metres above Principal Datum (mPD)
- Application** : Shop and Services (Real Estate Agency)

**1. Background**

On 27.11.2023, the applicant submitted the current application to seek planning permission for ‘Shop and Services (Real Estate Agency)’ use at the subject premises (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

**2. Request for Deferment**

On 15.1.2024, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow sufficient time for the applicant 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. 33B) in that the deferment would allow the applicant to prepare further information (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**

<b>Appendix I</b>	Letter from the applicant's representative dated 15.1.2024
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
JANUARY 2024**