

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

**APPLICATION NO. A/K7/122
(for 2nd Deferment)**

<u>Applicant</u>	: Great Prosper Development Limited represented by Llewelyn-Davies Hong Kong Limited
<u>Premises</u>	G/F (Part), 128 Waterloo Road, Kowloon
<u>Floor Area</u>	About 37.044 m ²
<u>Lease</u>	: (i) Kowloon Inland Lot (KIL) No. 1900; (ii) rate and range clause; (iii) in the event of domestic houses being erected on the said piece or parcel of ground erect houses of an European type only the designs of the exterior elevations and the disposition thereof to be subject to the special approval of the said Director of Public Works; and (iv) non-offensive trade clause
<u>Plan</u>	Approved Ho Man Tin Outline Zoning Plan (OZP) No. S/K7/24
<u>Zoning</u>	: “Residential (Group B)” (“R(B)”) [subject to a maximum plot ratio (PR) of 5 and a maximum building height (BH) of 80mPD, or the PR and BH of the existing building, whichever is the greater]
<u>Application</u>	: Proposed Shop and Services (Convenience Store)

1. Background

- 1.1 On 15.4.2024, the applicant seeks planning permission for the proposed ‘shop and services (convenience store)’ use at the application premises (**Plan A-1**).
- 1.2 On 6.6.2024, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments.

- 1.3 On 5.8.2024, the applicant's representative submitted FI including response to departmental comments and public comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 17.9.2024, 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 to prepare and submit FI to address departmental comments from Transport Department and Buildings Department (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) 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 a total of four months for preparation of submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 17.9.2024
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2024**