

MPC Paper No. A/K11/232
For Consideration by
the Metro Planning Committee
on 2.11.2018

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K11/232

(for 1st Deferment)

- Applicant** : Just Climb Association Ltd. represented by Toco Planning Consultants Ltd.
- Premises** : Units D and E, G/F, Prince Industrial Building, 706 Prince Edward Road East, San Po Kong, Kowloon
- Floor Area** : About 365m²
- Lease** : (a) New Kowloon Inland Lot (NKIL) 4793
(b) Restricted to industrial and/or godown purposes excluding offensive trades
- Plan** : Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/29
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”) [Maximum plot ratio (PR) of 12 and maximum building height of 100 metres above Principle Datum or the PR and the height of the existing building(s) whichever is the greater]
- Application** : Temporary Place of Recreation, Sports or Culture (Sports Training Ground) for a Period of 3 Years

1. The Proposal

On 10.9.2018, the applicant submitted a planning application to seek planning permission to use the application premises (the Premises) (**Plan A-1**) for temporary ‘Place of Recreation, Sports or Culture (Sports Training Ground)’ for a period of 3 years. The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board on 2.11.2018.

2. Request for Deferment

On 26.10.2018, 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 more time for addressing the Fire Services Department’s comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time to resolve departmental comments, the deferment period is not indefinite, and that the deferment would not affect the right or interest of other parties.
- 3.2 Should the Committee agree to defer making 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 can be processed within a shorter period of 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 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	Applicant's letter dated 26.10.2018
Plan A-1	Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2018**