

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/805
(for 1st Deferment)

- Applicant** : Well Yuen Properties Limited represented by RHL Surveyors Limited
- Premises** : Portion of Workshop C4, G/F, Block C, Hong Kong Industrial Centre, 489-491 Castle Peak Road, Kowloon
- Floor Area of Premises** : About 82.218m²
- Lease** : (a) New Kowloon Inland Lot (NKIL) No. 3515 s.C, s.D and s.F
(b) Restricted to factory purpose
(c) By a Waiver Letter dated 25.1.2005, the Premises is permitted for showroom and ancillary storage purposes
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37
- Zoning** : “Other Specified Uses” annotated “Business 2” (“OU(B)2”)

[Restricted to a maximum plot ratio (PR) of 12 and a maximum building height (BH) of 130mPD, or the PR/BH of the existing building, whichever is the greater. A minimum setback of 3.5m from the lot boundary abutting Castle Peak Road shall be provided.]
- Application** : Shop and Services

1. Background

On 26.3.2019, the application for shop and services at the application premises was received by the Town Planning Board (the Board) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board on 17.5.2019.

2. Request for Deferment

On 29.4.2019, the applicant’s representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for a period of two months so as to allow more time for preparation of 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 deferment as the justifications provided 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. 33) in that the applicant needs more time to prepare further information to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant 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 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 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 29.4.2019 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MAY 2019**