

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/808
(for 2nd Deferment)

- Applicant** : Goldcome Investment Limited represented by APL Architects and Consultants Limited
- Premises** : Portion of Workshop A1, G/F, Kimberland Centre, 55 Wing Hong Street, Cheung Sha Wan, Kowloon
- Floor Area of Premises** : About 273.765m²
- Lease** : (a) New Kowloon Inland Lot (NKIL) No. 2835 RP
(b) By a Modification Letter dated 29.11.1960, the Premises is permitted for general industrial and godown purposes
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
- [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.]
- Application** : Proposed Shop and Services

1. Background

On 8.7.2019, the application for proposed shop and services at the application premises was received by the Town Planning Board (the Board) (**Plan A-1**). On 6.9.2019, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for preparation of further information to address departmental comments. On 10.9.2019, the applicant submitted further information and the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 16.10.2019, the applicant’s representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for one month 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 application has been deferred once for two months at the request of the applicant to allow time to address the departmental comments. During the first deferment period, the applicant has submitted further information on 10.9.2019 including traffic review and revised floor plans. According to the applicant, more time is required to address the further departmental comments.
- 3.2 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.
- 3.3 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 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 further one month for preparation of submission of further information. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of three 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 16.10.2019 from the applicant's representative
- Plan A-1** Location Plan