

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/813
(for 1st Deferment)

- Applicant** : Glory View Properties Limited represented by Ove Arup & Partners
Hong Kong Limited
- Site** : 822 Lai Chi Kok Road, Cheung Sha Wan, Kowloon
- Site Area** : About 1318.3m²
- Lease** : New Kowloon Inland Lot No. 5568 (the Lot)
(a) Restricted for industrial or godown purposes excluding offensive trades
(b) No building shall be erected except factories or godowns, ancillary offices and canteen and other welfare facilities for workmen employed on the Lot
(c) Building height (BH) restriction of 150 feet above Hong Kong Principal Datum
- Plan** : Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/37
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
(a) Maximum plot ratio (PR) of 12.0 and maximum BH of 120 metres above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater
(b) Minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application based on individual merits of a development or redevelopment proposal
- Application** : Proposed Minor Relaxation of PR and BH Restrictions for Permitted Office, Shop and Services, and Eating Place Uses

1. Background

On 22.11.2019, an application for proposed minor relaxation of PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) and BH restriction from 120mPD to 128.825mPD (+8.825m or +7.35%) for redeveloping an existing industrial building into a commercial/office development at the application site was received by the Board (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. Request for Deferment

On 30.12.2019, 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 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 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 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 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 30.12.2019 from the applicant's representative
Plan A-1	Location Plan