

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K5/817
(for 2nd Deferment)

- Applicant** : Total Fame Industrial Limited represented by Paus Architects Building Maintenance Consultants Limited
- Premises** : Portion of Workshops B3 and B4, G/F, Block B, Hong Kong Industrial Centre, 489-491 Castle Peak Road, Cheung Sha Wan, Kowloon
- Floor Area of Premises** : About 452.566m²
- Lease** : (a) New Kowloon Inland Lot (NKIL) No. 3515 s.C, s.D and s.F
(b) Restricted to factory 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 (Showroom for Garments and Ancillary Storage)

1. Background

- 1.1. On 24.3.2020, the application for shop and services (showroom for garments and ancillary storage) at the application premises was received by the Town Planning Board (the Board) (**Plan A-1**).
- 1.2. On 15.5.2020, 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. In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 24.7.2020 for consideration of the application has been rescheduled, and the Town Planning Board has agreed to defer consideration of the application and the application is now scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 15.7.2020, the applicant's representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for another two months so as to allow more time for preparation of further information to address the 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. Since the last deferment on 15.5.2020, the applicant has not submitted further information so far. The applicant indicated that he had negotiated with the Fire Services Department regarding their comments and more time is required to prepare further information to address the 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 two months for preparation 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 four 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
Plan A-1

Letter dated 15.7.2020 from the applicant's representative
Location Plan