

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/H20/193**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Storage Holding I Ltd represented by Llewelyn-Davies Hong Kong Ltd.
- Application Site** : 18 Lee Chung Street, Chai Wan
- Site Area** : 621.06 m<sup>2</sup> (about)
- Lease** : Chai Wan Inland Lot No. 91 (the Lot)
- (a) Restricted to industrial and/or godown purposes excluding offensive trade
- (b) Only factory(s), warehouse(s), ancillary offices and watchmen or caretakers quarters in the opinion of the Commissioner of Labour be essential to the safety and security of the building are permitted to be erected on the Lot
- (c) No part of any structure erected or to be erected on the Lot shall exceed a height of 91.44 metres above the mean formation level of the Lot
- Plan** : Approved Chai Wan Outline Zoning Plan No. S/H20/23
- Zoning** : “Other Specified Uses” annotated “Business”
- Application** : Proposed Minor Relaxation of Plot Ratio (PR) for Permitted Non-polluting Industrial Use

**1. Background**

- 1.1 On 6.12.2019, the Town Planning Board (the Board) received an application seeking planning permission for minor relaxation of PR restriction from 12 to 14.4 (i.e. +2.4 or +20%) for a proposed ‘Non-polluting Industrial Use’ development at 18 Lee Chung Street, Chai Wan.
- 1.2 The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board on 17.1.2020.

## **2. Request for Deferment**

- 2.1 On 31.12.2019, the applicant's representative wrote to the Secretary of the Board requesting the Committee to defer making a decision on the application for a period of two months in order to allow sufficient time for the applicant to prepare further information to address the departmental comments received as well as for respective departments to review the application (**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 respond to relevant government departments in resolving major technical issues, 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 a further period of two months for preparation 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.

### **Attachments**

**Appendix I**  
**Plan A-1**

Letter from the applicant's representative dated 31.12.2019  
Location Plan

**PLANNING DEPARTMENT**  
**JANUARY 2020**