

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/465
(for 1st Deferment)

- Applicant** : Befit Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : No. 22 Yip Shing Street, Kwai Chung, New Territories
- Site Area** : About 532.1m²
- Lease** : (a) Sub-Section 3 of Section B of Lot No. 693 in D.D. 445
(b) Held under New Grant No. 3554 dated 11.4.1957
(c) Restricted to non-offensive industrial uses with no restriction on gross floor area
- Plan** : Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/29
- Zoning** : “Industrial” (“I”)
(a) Maximum plot ratio (PR) of 9.5 and maximum building height (BH) of 120 metres above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater
(b) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the PR restriction stated in the Notes of the OZP may be considered by the Town Planning Board (the Board) on application under s.16 of the Town Planning Ordinance (the Ordinance)
- Application** : Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Industrial Development

1. Background

On 6.8.2019, the application for minor relaxation of PR restriction for permitted industrial development at 22 Yip Shing Street (the 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 the meeting.

2. Request for Deferment

On 13.9.2019, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for 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 can be processed within a shorter time, the application can 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 13.9.2019 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2019**