

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/460
(for 1st Deferment)

- Applicants** : Ever Peak Creation Limited, Point Base Limited and Park International Investment Limited represented by Llewelyn-Davies Hong Kong Ltd
- Site** : 57-61 Ta Chuen Ping Street, Kwai Chung, New Territories
- Site Area** : About 2,261m²
- Lease** : Lot No. 277 S.E RP & Extension in D.D. 444 held under New Grant No. 3491 varied by an Extension Letter dated 28.7.1964 and a Modification Letter dated 24.12.1964 restricted to industrial purposes only
- Plan** : Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/29
- Zoning** : "Other Specified Uses" annotated "Business"

[Restricted to a maximum plot ratio (PR) of 9.5 and a maximum building height (BH) of 130 metres above Principal Datum, or the PR/BH of the existing building, whichever is the greater.]
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Industrial-Office Redevelopment

1. Background

On 5.3.2019, the applicant seeks planning permission for proposed minor relaxation of PR restriction for permitted industrial-office redevelopment at 57-61 Ta Chuen Ping Street (the Site). The application is scheduled for consideration by the Metro Planning Committee (the Committee) on 3.5.2019.

2. Request for Deferment

On 12.4.2019, the applicant's agent wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of further information to address the 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 for deferment 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 more time is required for the applicant to prepare further information in response to 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 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
Plan A-1

Letter dated 12.4.2019 from the applicant's agent
Location plan

PLANNING DEPARTMENT
MAY 2019