

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

**APPLICATION NO. A/KC/465**  
*(for 3<sup>rd</sup> Deferment)*

- Applicant** : Befit Limited represented by Llewelyn-Davies Hong Kong Ltd
- Site** : 22 Yip Shing Street, Kwai Chung, New Territories
- Site Area** : About 532.1m<sup>2</sup>
- 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 restricted to non-offensive industrial uses with no restriction on gross floor area  
(c) Subject to a waiver dated 28.3.2018 permitting eating place and shop and services purposes in the existing building
- 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) Minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application based on individual merits of development proposal
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Industrial Development

**1. Background**

- 1.1 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**).
- 1.2 On 4.10.2019 and 13.12.2019, Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months respectively, as requested by the applicant, to allow sufficient time to address departmental comments.
- 1.3 The applicant submitted further information on 24.1.2020 including responses to departmental comments, revised Traffic Impact Assessment, revised photomontages/section plan/layout plans and replacement pages of planning statement. The application is rescheduled for consideration by the Committee on 20.3.2020.

**2. Request for Deferment**

On 4.3.2020, 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 sufficient time for preparation of further information to address departmental comments (**Appendix I**).

**3. Planning Department's Views**

3.1 The application has been deferred twice for a total of four months at the request of the applicant. Since the last deferral on 13.12.2019, the applicant has submitted further information to address departmental comments.

3.2 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.

3.3 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 can 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 the preparation of further information. Since it is the third deferment of the application, the applicant should be advised that the Committee has allowed a total of six months for the 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 to the Committee for consideration at the next meeting.

**5. Attachments**

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

Letter dated 4.3.2020 from the applicant's representative  
Location plan