

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

**APPLICATION NO. A/H20/193**  
***(for 3<sup>rd</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** : Draft Chai Wan Outline Zoning Plan No. S/H20/24 currently in force  
[Approved Chai Wan Outline Zoning Plan No. S/H20/23 at the time of submission of the subject application]
- Zoning** : “Other Specified Uses” annotated “Business”  
(the zoning of the site remains unchanged)
- 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 the subject 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 the application site (**Plan A-1**).
- 1.2 On 17.1.2020, 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 the applicant to prepare further information (FI) to address departmental comments received as well as for respective departments to review the application. On 7.2.2020, the applicant

submitted FI and the application was scheduled for consideration by the Committee on 3.4.2020.

- 1.3 In light of the special work arrangement for government departments due to the coronavirus infection, the meeting originally scheduled for 3.4.2020 for consideration of the application was rescheduled and the Committee agreed to defer consideration of the application. On 9.4.2020, the applicant further submitted FI, including revised layout plans, revised Air Quality Impact Assessment (AQIA), Sewage Impact Assessment (SIA), Traffic Impact Assessment (TIA), and responses to departmental and public comments. The application was scheduled for consideration by the Committee on 29.5.2020.
- 1.4 On 29.5.2020, 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 the applicant to prepare FI to address the departmental comments received.

## **2. Request for Deferment**

On 28.7.2020 and 13.8.2020, 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 FI to address the departmental comments received (**Appendices I and II**).

## **3. Planning Department's Views**

- 3.1 The application has been deferred twice for two months at the request of the applicant to allow time for the applicant to prepare FI to address the departmental comments received as well as for respective departments to review the application. Since the last deferment on 29.5.2020, the applicant has been reviewing the design merits of the proposed development including internal layout and supporting facilities, the provision of car parking and loading/unloading spaces and other associated requirements. As there are still outstanding comments previously raised by concerned government departments, the applicant needs more time to address those comments and prepare submission of FI.
- 3.2 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 right or interest 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 FI from the applicant. If FI 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 further two months for preparation of submission of FI. 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 preparation of submission of FI, 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.

**Attachments**

<b>Appendix I</b>	Letter dated 28.7.2020 from the applicant's representative
<b>Appendix II</b>	Letter dated 13.8.2020 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
AUGUST 2020**