

MPC Paper No. A/K11/250
For Consideration by
the Metro Planning Committee
on 27.3.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K11/250
(for 1st Deferment)

- Applicant** : Sino Express Intelligence Company Limited represented by DeSPACE (International) Limited
- Premises** : Unit C, G/F, Perfect Industrial Building, 31 Tai Yau Street, San Po Kong
- Floor Area** : About 554m²
- Lease** : New Kowloon Inland Lots No. 4440 and 4441
(a) held under Conditions of Sale No. 6751 dated 5.6.1961 and Government Lease dated 24.9.1969 respectively subject to a lease term extended to 30.6.2047; and
(b) restricted for industrial purposes excluding offensive trades.
- Plan** : Approved Tsz Wan Shan, Diamond Hill and San Po Kong Outline Zoning Plan (OZP) No. S/K11/31
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”) [Restricted to a maximum plot ratio (PR) of 12 and the maximum building height of 120 metres above Principal Datum, or the PR and the height of the existing building, whichever is the greater]
- Application** : Green Fuel Station (Electric Vehicle Charging) with Ancillary Shop and Services

1. The Proposal

On 13.2.2026, the applicant sought planning permission for a green fuel station (electric vehicle charging) with ancillary shop and services at the application site (the Site) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board at this meeting.

2. Request for Deferment

On 11.3.2026, 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 in order to allow sufficient time to address the departmental comments received (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare further information (FI) to address outstanding issues.
- 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 FI from the applicant. If the FI submitted by the applicant is not substantial and could 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 the 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.

5. Attachments

- Appendix I** Letter from the applicant's representative dated 11.3.2026
- Plan A-1** Location Plan

**PLANNING DEPARTMENT
MARCH 2026**