

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/474
(for 1st Deferment)

<u>Applicant</u>	:	Capital Lake Property Ltd represented by R LEE Architects (HK) Ltd
<u>Site</u>	:	45-51 Tai Lin Pai Road, Kwai Chung, New Territories
<u>Site Area</u>	:	About 2,189.7m ²
<u>Lease</u>	:	Kwai Chung Town Lot No. 120 (a) held under the Conditions of Grant No. 4672 dated 1.9.1969 as varied and modified by a Modification Letter dated 26.6.1972; (b) restricted to general industrial and/or godown purposes excluding offensive trade with provision of parking spaces and deposit of car park layout plan requirements; and (c) no restriction on gross floor area, site coverage or building height (BH) nor building setback requirement
<u>Plan</u>	:	Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/29
<u>Zoning</u>	:	“Industrial” (“I”) (a) maximum plot ratio (PR) of 9.5, or the PR of the existing building, whichever is the greater; (b) maximum BH of 120 metres above Principal Datum (mPD), or the height of the existing building, whichever is the greater; and (c) minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application based on the individual merits of development proposal
<u>Application</u>	:	Proposed Minor Relaxation of PR Restriction for Permitted Industrial Use

1. Background

On 18.2.2021, the application for minor relaxation of PR restriction for permitted industrial use at 45-51 Tai Lin Pai Road (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 this meeting.

2. Request for Deferment

On 30.3.2021, 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 to allow time for the preparation of supplementary 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 information 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 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	Letter dated 30.3.2021 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
APRIL 2021**