

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/475
(for 1st Deferment)

- Applicant** : Yield Surplus International Group Limited represented by PlanPlus Consultancy Limited
- Site** : 14-15 Yip Shing Street, Kwai Chung
- Site Area** : About 1,319m²
- Lease** : Sub-section 2 of section B of Lot No. 693 in D.D. 445
(a) held under New Grant No. 3554 dated 11.4.1957
(b) subject to the General Conditions and Special Conditions of GN No. 364 of 1934 as amended by GN No. 50 of 1940 and GN No. 106 of 1946
(c) restricted to non-offensive industrial purposes with restriction to 2/3 site coverage (SC) or SC of existing building (with prior approval of the Building Authority), whichever is the greater
(d) no restriction on building height (BH) or gross floor area nor building setback requirement
- Plan** : Draft Kwai Chung Outline Zoning Plan No. S/KC/29
- Zoning** : “Industrial” (“I”)
(a) maximum plot ratio (PR) of 9.5
(b) maximum BH of 120 metres above Principal Datum
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Industrial Use

1. Background

On 4.3.2021, the application for minor relaxation of PR restriction for permitted industrial use at 14-15 Yip Shing Street (the Site) was received by the Town Planning Board (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 29.6.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a period of two months to allow time for preparation of further information to respond to departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for deferment as the justification 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 respond 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 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 29.6.2021 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JULY 2021**