

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/476
(for 1st Deferment)

<u>Applicant</u>	:	Gain Champion Investment Limited represented by KTA Planning Limited
<u>Site</u>	:	94-100 Ta Chuen Ping Street, Kwai Chung
<u>Site Area</u>	:	About 1,486m ²
<u>Lease</u>	:	Lot No. 290 in D.D. 444 (a) held under New Grant No. 3839 dated 12.9.1960; (b) restricted for industrial purposes excluding offensive trades; 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 No. S/KC/29
<u>Zoning</u>	:	“Other Specified Uses” annotated “Business” (“OU(B)”) (a) maximum plot ratio (PR) of 9.5 (b) maximum BH of 130 metres above Principal Datum (c) minimum 3.5m non-building area from the lot boundary abutting Ta Chuen Ping Street
<u>Application</u>	:	Proposed Minor Relaxation of PR Restriction for Permitted Non-Polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods)

1. Background

On 21.5.2021, the application for minor relaxation of PR restriction for permitted non-polluting industrial use at 94-100 Ta Chuen Ping 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 24.6.2021, 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 one month to allow time for preparation of responses 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 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 responses 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 one month 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 24.6.2021 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JULY 2021**