

**APPLICATION FOR AMENDMENT OF PLAN**  
**UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. Y/KC/11**  
***(for 4<sup>th</sup> Deferment)***

- Applicant** : Wealth Long Limited represented by Kenneth To & Associates Limited
- Site** : 13-15 Wing Kei Road and 20-22 Wing Lap Street, Kwai Chung
- Site Area** : About 522.3m<sup>2</sup>
- Lease** : Kwai Chung Town Lot 351  
(i) To expire on 30.6.2047  
(ii) Shall not be used for any purpose other than for the purposes of carrying or thereon an offensive trade or trades and such other special industries as may be approved on application to the Town Planning Board (the Board) in accordance with the provisions of Section 16 of the Town Planning Ordinance and shall not be used for boiling, crushing, burning, scraping or storing of bones
- Plan** : Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/29 (currently in force)  
  
Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/28 (in force at the time of submission. The zoning and development restrictions for the site remain unchanged on the current OZP)
- Zoning** : “Industrial” (“I”)  
[Restricted to a maximum plot ratio (PR) of 9.5 and a maximum building height (BH) of 105mPD, or the PR/BH of the existing building, whichever is the greater]
- Proposed Amendment** : To rezone the application site from “I” to “Other Specified Uses” annotated “Funeral Parlour and Green Funeral Facility” (“OU(Funeral Parlour and Green Funeral Facility)”)

**1. Background**

- 1.1 On 31.5.2017, the applicant proposed to rezone the application site (the Site) from “I” to “OU(Funeral Parlour and Green Funeral Facility)” on the draft Kwai Chung OZP No. S/KC/28 which is in force at the time of submission. The zoning (**Plan Z-1**) and development restrictions for the site remain unchanged on the current OZP No. S/KC/29.

- 1.2 On 11.8.2017, 8.12.2017 and 4.5.2018, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application for two months, as requested by the applicant, in order to allow sufficient time for preparation of further information and technical clarifications to address departmental comments.
- 1.3 On 7.9.2018 and 12.9.2018, the applicant submitted a revised Traffic Impact Assessment (TIA), tables of responses to departmental comments and a revised 3/F landscape plan. The application is scheduled for consideration by the Committee on 7.12.2018.

## **2. Request for Deferment**

On 16.11.2018, the applicant's agent wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of further information to mainly address the comments of Transport Department (TD), Highways Department (HyD) and Hong Kong Police Force (HKPF) on traffic issues (**Appendix I**).

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

- 3.1 The application has been deferred three times for a total of six months at the request of the applicant to allow more time to address departmental comments. The applicant has demonstrated efforts in preparing further information in support of the application. Since the last deferment in May 2018, the applicant has mainly submitted a revised TIA, tables of responses to departmental comments and a revised 3/F landscape plan. However, as TD, HyD and HKPF have further comments on the submitted TIA, the applicant would require more time to prepare further information to address the outstanding comments from concerned departments.
- 3.2 The Planning Department has no objection to the request for 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, 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 in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within three months upon receipt of further submission from the applicant. If the further information 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 a further two months for the preparation of submission of further information. Since it is the fourth deferment of the application, the applicant should be reminded that the Committee has allowed a total of eight months for preparation of submission of

further information, and that this is the last deferment and no further deferment would be granted.

**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 16.11.2018 from the applicant's agent

**Plan Z-1**                         Location plan

**PLANNING DEPARTMENT  
DECEMBER 2018**