

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

**APPLICATION NO. Y/KC/14**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant** : Golden Ease (Asia) Limited represented by Anders Surveyors Company Limited
- Site** : Nos. 19-21 Wing Kin Road, Kwai Chung, New Territories
- Site Area** : About 690m<sup>2</sup>
- Lease** : Kwai Chung Town Lot 383  
(i) To expire on 30.6.2047  
(ii) Restricted to purposes of industrial, godown and/or offensive trade  
(iii) Subject to a maximum plot ratio (PR) of 9.5 (for building over 36m in height) and a set of parking requirements under the lease
- 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” (“T”) [Restricted to a maximum 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 “T” to “Other Specified Uses” annotated “Columbarium(2)” (“OU(Columbarium)(2)”)

**1. Background**

- 1.1 On 21.11.2017, the applicant proposed to rezone the application site (the Site) from “T” to “OU(Columbarium)(2)” on the draft Kwai Chung OZP No. S/KC/28 which was in force at the time of submission. The zoning and development restrictions for the site remain unchanged on the current OZP No. S/KC/29 (**Plan Z-1**).
- 1.2 On 9.2.2018, 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 to address departmental comments.

- 1.3 On 28.6.2018, the applicant submitted a revised Traffic Impact Assessment and responses to departmental comments in order to address the outstanding issues. The application is scheduled for consideration by the Committee on 21.9.2018.

## **2. Request for Deferment**

On 6.9.2018, the applicant's agent wrote to the Secretary of the Town Planning Board (the Board) requesting the Board to defer making a decision on the application for two months so as to allow time for preparing further information to address the comments/concerns of the Transport Department and Architectural Services Department (**Appendix I**).

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

- 3.1 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.
- 3.2 Should the Committee agree to defer making 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 total of four months for preparation of submission 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 6.9.2018 from the applicant's agent

**Plan Z-1**                        Location plan

**PLANNING DEPARTMENT  
SEPTEMBER 2018**