

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

APPLICATION NO. Y/KC/13
(for 3rd Deferment)

- Applicant** : Electric Vehicles (Hong Kong) Limited represented by PlanArch Consultants Limited
- Site** : 24-28 Wing Lap Street, Kwai Chung
- Site Area** : About 929m²
- Lease** : Kwai Chung Town Lot 330
(i) To expire on 30.6.2047
(ii) Restricted to a combination of uses including industrial, godown, office in direct support of an industrial operation, office ancillary to godown, information technology and telecommunications industries, research, design and development centre, audio-visual recording studio, design and media production, workshops for repair of goods, cargo handling and forwarding facilities and showrooms and excluding offensive trades.
- 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 zonings 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 (the Site) from “I” to “Other Specified Uses” annotated “Columbarium (2)” (“OU(Columbarium)(2)”)

1. Background

- 1.1 On 8.8.2017, the applicant proposed to rezone the Site from “I” to “OU(Columbarium)(2)” on the draft Kwai Chung OZP No. S/KC/28 (in force at the

time of submission) for columbarium development. The zoning and development restrictions for the Site remain unchanged on the current OZP No. S/KC/29 (**Plan Z-1**).

- 1.2 On 13.10.2017 and 2.3.2018, 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 time for preparation of further information (FI) to address the comments of relevant Government departments.
- 1.3 On 30.4.2018, 5.7.2018, 21.9.2018 and 24.9.2018, the applicant submitted FI including a revised routing plan of the owner/operator arranged bus, revised Traffic Impact Assessment (TIA), a revised G/F layout plan and responses to departmental comments. The application is scheduled for consideration by the Committee on 21.12.2018.

2. Request for Deferment

On 30.11.2018, 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 FI to address the further comments of the Transport Department (TD) and Hong Kong Police Force (HKPF) (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant to allow more time to address departmental comments. The applicant has demonstrated efforts in preparing FI in support of the application. Since the last deferment in March 2018, the applicant has submitted a revised routing plan of the owner/operator arranged bus, revised TIA, a revised G/F layout plan and responses to departmental comments. However, as TD and HKPF have further comments on the submitted TIA, the applicant would require more time to prepare FI 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 FI 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 FI 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 FI. Since it is the third deferment of the application, the applicant should be reminded that the Committee has allowed a total of six months for preparation of submission of FI, 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 30.11.2018 from the applicant's agent
Plan Z-1	Location plan

**PLANNING DEPARTMENT
DECEMBER 2018**