

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

APPLICATION NO. Y/KC/14
(for 3rd 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 690m²
- 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” (“I”)
[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 “I” 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 “I” 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 time for preparation of further information (FI) to address the comments of relevant Government departments. On 28.6.2018, the applicant submitted a revised Traffic Impact Assessment (TIA) and responses to departmental comments in order to address the outstanding issues. Nevertheless, the Transport Department (TD) had further comments on the FI. As requested by the applicant that more time was required for addressing TD's comments, the Committee agreed to defer making a decision on the application for another two months on 21.9.2018.

- 1.3 On 21.11.2018, the applicant submitted responses to departmental comments in order to address TD's concerns. The application is scheduled for consideration by the Committee on 1.2.2019.

2. Request for Deferment

On 15.1.2018, 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 from TD (**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 September 2018, the applicant has submitted responses to comments from TD. However, as TD has further comments on the submitted TIA and the applicant's responses, the applicant would require more time to prepare FI to address the outstanding concerns.
- 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
Plan Z-1

Letter dated 15.1.2019 from the applicant's agent
Location plan

PLANNING DEPARTMENT
FEBRUARY 2019