

MPC Paper No. A/KC/471A
For Consideration by the
Metro Planning Committee
on 12.3.2021

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/471
(for 2nd Deferment)

- Applicant** : Dragon Magic Investments Limited and Nice Dyeing Factory Limited represented by Ove Arup & Partners Hong Kong Limited
- Site** : 10-16 Kwai Ting Road, Kwai Chung, New Territories
- Site Area** : About ~~4,858~~ **1,381.457**m²
- Lease** : Kwai Chung Town Lot No. 139
(a) held under New Grant No. 4734 dated 4.3.1970 ;
(b) restricted to general industrial and/or godown purposes excluding offensive trade and no restriction on gross floor area or site coverage or building height; and
(c) spaces shall be provided for the parking and loading/unloading of motor vehicles in accordance with requirements specified under the lease.
- Plan** : Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/29
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
(a) restricted to maximum plot ratio (PR) of 9.5 and maximum building height (BH) of 105 metres above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater; and
(b) minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application based on individual merits of development proposal.
- Application** : Proposed Minor Relaxation of PR and BH Restrictions for Permitted Non-Polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods)

1. Background

- 1.1 On 17.9.2020, the application for minor relaxation of PR and BH restrictions for permitted non-polluting industrial use at 10-16 Kwai Ting Road (the Site) was received by the Board (**Plan A-1**). On 6.11.2020, Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months, as requested by the applicant, to allow sufficient time to address departmental comments.
- 1.2 The applicant submitted further information on 18.12.2020 and 22.1.2021 including responses to departmental and public comments, revised Traffic Impact Assessment, replacement pages of Sewerage Impact Assessment, updated figures

of supplementary planning statement and architectural drawings. The application is rescheduled for consideration by the Committee on 12.3.2021.

2. Request for Deferment

On 26.2.2021, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months to allow time for the preparation of supplementary information to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant. Since the first deferment on 6.11.2020, the applicant has submitted further information to address departmental comments.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications 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 further information to address 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 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 a further two months for the preparation of further information. Since this is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months 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 26.2.2021 from the applicant's representative
Plan A-1	Location Plan