

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/478
(for 1st Deferment)

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| <u>Applicant</u> | : | Broad Success Limited represented by KJL Limited |
| <u>Site</u> | : | 7-13 Lam Tin Street, Kwai Chung |
| <u>Site Area</u> | : | About 836m ² |
| <u>Lease</u> | : | Lot No. 300 in D.D. 444 (a) held under New Grant No. 3984 dated 17.4.1963 (b) restricted for industrial purposes excluding offensive trades (c) no restriction on gross floor area, site coverage or building height (BH) nor building setback requirement |
| <u>Plan</u> | : | Draft Kwai Chung Outline Zoning Plan No. S/KC/29 |
| <u>Zoning</u> | : | “Other Specified Uses” annotated “Business” (“OU(B)”) (a) maximum plot ratio (PR) of 9.5 (b) maximum BH of 130 metres above Principal Datum (mPD) (c) a minimum 4m wide non-building area from the lot boundary abutting Lam Tin Street |
| <u>Application</u> | : | Proposed Minor Relaxation of PR Restriction for Permitted Non-Polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods) |

1. Background

On 3.9.2021, an application for proposed minor relaxation of PR restriction for permitted non-polluting industrial use at 7-13 Lam Tin Street (the Site) was received by the Town Planning Board (the Board) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. Request for Deferment

On 12.10.2021, the applicant’s representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for a period of two months to allow time for preparation of responses to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first deferment as the justifications for deferment 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. 33A) in that more time is required for the applicant to prepare responses to address 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 two months upon receipt of further information from the applicant. If the further information submitted by the applicant is not substantial and could 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 two 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

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| Appendix I | Letter dated 12.10.2021 from the applicant's representative |
| Plan A-1 | Location Plan |

**PLANNING DEPARTMENT
OCTOBER 2021**