

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/478
(for 2nd Deferment)

<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” (a) maximum plot ratio (PR) of 9.5 (b) maximum BH of 130 metres above Principal Datum (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

- 1.1 On 3.9.2021, the applicant submitted the current application to seek planning permission for proposed minor relaxation of PR restriction for permitted non-polluting industrial use at the subject site (**Plan A-1**).
- 1.2 On 29.10.2021, the Metro Planning Committee (the Committee) agreed to defer a decision, as requested by the applicant, to allow time for preparation of responses to address departmental comments.
- 1.3 On 28.12.2021, 4.1.2022, 31.1.2022 and 10.2.2022, the applicant submitted further information including revised Traffic Impact Assessment, revised Sewerage Impact Assessment and various technical clarifications to address

departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 3.3.2022, the applicant's representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to further defer making a decision on the application for a period of two months in order to allow more time for the applicant to resolve the departmental comments concerning the submitted further information (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for the second 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. 33A) in that the deferment would allow more time for the applicant to resolve the departmental comments concerning the submitted further information.

3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further submission 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 a total of four months for preparation of the submission of further information. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter from Applicant's Representative dated 3.3.2022
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2022**