

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/KC/483**  
***(for 1<sup>st</sup> 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
- Site Area** : About 1,381m<sup>2</sup>
- Lease** : Kwai Chung Town Lot No. 139 (the Lot)  
(a) held under New Grant No. 4734 dated 4.3.1970  
(b) shall be used for general industrial and/or godown purposes excluding offensive trade  
(c) no building shall be erected on the Lot except a factory and/or a warehouse, ancillary offices and such quarters as may be required for watchmen or caretakers
- Plan** : Draft Kwai Chung Outline Zoning Plan No. S/KC/29
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)  
(a) maximum plot ratio (PR) of 9.5  
(b) maximum building height (BH) of 105 metres above Principal Datum (mPD)
- Application** : Proposed Minor Relaxation of PR and BH Restrictions for Permitted Office, Shop and Services, and Eating Place Uses

**1. Background**

On 21.9.2021, an application for proposed minor relaxation of PR and BH restrictions for permitted office, shop and services, and eating place uses at 10-16 Kwai Ting Road (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 1.11.2021, the applicants’ 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 to address comments from relevant Government departments (**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 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 the applicants to prepare further information to address outstanding issues.
- 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 submission from the applicants. If the further information submitted by the applicants 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 applicants should be advised that the Committee has allowed two months for the preparation of the submission 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 applicants' 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**

<b>Appendix I</b>	Letter of 1.11.2021 from the applicants' representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
NOVEMBER 2021**