

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

**APPLICATION NO. A/KC/487**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Lucky Nice Investment Limited represented by KTA Planning Limited
- Site** : 543-549 Castle Peak Road, Kwai Chung (Lot No. 866 in D.D. 450 and Kwai Chung Town Lot No. 4)
- Site Area** : About 1,343m<sup>2</sup>
- Lease** : Lot No. 866 in D.D. 450 (Lot 866)
- (a) held under New Grant No. 4313 dated 22.8.1964
- (b) shall be used for industrial purposes excluding offensive trades subject to “a building or buildings” restriction
- (c) no building shall be erected on Lot 866 except a factory, ancillary offices and quarters for persons essential to the safety and security of the building
- (d) there is no restriction on gross floor area (GFA), site coverage (SC) or building height (BH) nor setback requirement
- Kwai Chung Town Lot No. 4
- (a) held under New Grant No. 4483 dated 5.11.1965
- (b) shall be used for general industrial and/or godown purposes excluding offensive trade subject to “a building or buildings” restriction
- (c) there is no restriction on GFA, SC or BH nor setback requirement
- 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 BH of 105 metres above Principal Datum
- Application** : 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 5.10.2021, 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**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

## 2. **Request for Deferment**

On 10.11.2021, the applicant's representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the application for a period of two months in order 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 applicant 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 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 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 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**

<b>Appendix I</b>	Letter from Applicant's Representative dated 10.11.2021
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
NOVEMBER 2021**