

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

**APPLICATION NO. A/KC/494**  
***(for 1<sup>st</sup> Deferment)***

<b><u>Applicant</u></b>	: Golden Ease (Asia) Limited represented by Anders Surveyors Company Limited
<b><u>Site</u></b>	: 19-21 Wing Kin Road, Kwai Chung
<b><u>Site Area</u></b>	: About 690m <sup>2</sup>
<b><u>Lease</u></b>	: Kwai Chung Town Lot No. 383 (a) held under New Grant No. 5985 dated 6.10.1982 (b) to be expired on 30.6.2047 (c) shall be used for industrial, godown and/or offensive trade purposes
<b><u>Plan</u></b>	: Approved Kwai Chung Outline Zoning Plan No. S/KC/30
<b><u>Zoning</u></b>	: “Industrial” (a) maximum plot ratio (PR) of 9.5 (b) maximum building height of 105 metres above Principal Datum
<b><u>Application</u></b>	: Proposed Minor Relaxation of PR Restriction for Permitted Industrial Use

**1. Background**

On 30.8.2022, the applicant submitted the current application to seek planning permission for proposed minor relaxation of PR restriction for permitted 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 13.10.2022, 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 sufficient time for preparing

further information to address comments of concerned 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 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 13.10.2022
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
OCTOBER 2022**