

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/496
(for 1st Deferment)

- Applicant** : OXO YW Limited represented by KJL Limited
- Site** : Kwai Chung Town Lot No. 145 (KCTL 145) and adjoining Government Land, 7-11 Wing Kin Road, Kwai Chung
- Site Area** : About 964m² (including about 35m² of Government Land)
- Land Status** : KCTL 145 (about 929m²)
- (a) subject to the New Grant No. 4708 dated 8.1.1970 and a No Objection Letter dated 13.10.2016
 - (b) to be expired on 30.6.2047
 - (c) for manufacture of acid and / or any other offensive trade or trades
- Government Land (about 35m²)
- Plan** : Approved Kwai Chung Outline Zoning Plan No. S/KC/30
- Zoning** : “Industrial”
- (a) maximum plot ratio (PR) of 9.5
 - (b) maximum building height (BH) of 105 metres above Principal Datum
- Application** : Proposed Minor Relaxation of PR and BH Restrictions for Permitted Warehouse Use (excluding Dangerous Goods Godown)

1. Background

On 15.9.2022, the applicant submitted the current application to seek planning permission for proposed minor relaxation of PR and BH restrictions for permitted warehouse use (excluding dangerous goods godown) 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 27.10.2022, 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 as the applicant would require more time to liaise with concerned Government departments to resolve the technical issues (**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

Appendix I	Letter from Applicant's Representative dated 27.10.2022
Plan A-1	Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2022**