

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

**APPLICATION NO. A/KC/496**  
***(for 2<sup>nd</sup> 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 964m<sup>2</sup> (including about 35m<sup>2</sup> of Government Land)
- Lease** : KCTL 145 (about 929m<sup>2</sup>)  
(a) subject to New Grant No. 4708 dated 8.1.1970 and 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
- Plan** : Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/31  
*[currently in force]*  
Approved Kwai Chung OZP No. S/KC/30  
*[in force at the time of submission. The zoning and development restrictions for the site remain unchanged on the current OZP.]*
- Zoning** : “Industrial” (“I”)  
(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 Warehouse (excluding Dangerous Goods Godown)

**1. Background**

- 1.1 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**).
- 1.2 On 11.11.2022, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, for the applicant to prepare further information (FI) to address departmental comments.

- 1.3 On 17.1.2023 and 1.3.2023, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 17.4.2023, the applicant's representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two months to allow additional time to further address departmental comments (**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 applicant has taken reasonable actions, including submission of FI to address the outstanding issues and the deferment would allow the applicant to address the remaining departmental comments.
- 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 FI 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 FI. 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**

<b>Appendix I</b>	Letter from Applicant's Representative dated 17.4.2023
<b>Plan A-1</b>	Location Plan