

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDNANCE

APPLICATION NO. A/KC/505
(for 2nd Deferment)

<u>Applicant</u>	:	Master Green Limited represented by KTA Planning Limited
<u>Site</u>	:	13-17 Wah Sing Street, Kwai Chung
<u>Site Area</u>	:	About 1,778m ²
<u>Lease</u>	:	Section A of Kwai Chung Town Lot No. 111 (a) held under New Grant No. 4668 dated 14.8.1969 (b) expires on 30.6.2047 (c) for general industrial and/or godown purposes excluding offensive trades
<u>Plan</u>	:	Approved Kwai Chung Outline Zoning Plan (OZP) No. S/KC/32 <i>[currently in force]</i> Draft Kwai Chung OZP No. S/KC/31 <i>[at the time of application]</i>
<u>Zoning:</u>	:	“Industrial” (“I”) (a) maximum plot ratio (PR) of 9.5 (b) maximum building height of 120 metres above Principal Datum <i>[No change in zoning and development restrictions for the Site under the two aforesaid OZPs]</i>
<u>Application</u>	:	Proposed Minor Relaxation of PR Restriction for Permitted Warehouse Use (excluding Dangerous Goods Godown)

1. Background

- 1.1 On 12.10.2023, the applicant submitted the current application to seek planning permission for proposed minor relaxation of PR restriction for permitted warehouse use (excluding dangerous goods godown) at the application site (**Plan A-1**).
- 1.2 On 8.12.2023, 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, to allow time to prepare further information (FI) to address departmental comments.

- 1.3 On 13.12.2023, 19.12.2023 and 7.2.2024, the applicant's representative submitted FI including new fixed noise impact assessment, revised traffic impact assessment and other responses to departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 25.3.2024, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow sufficient time for the applicant to address further 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 justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI 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 FI 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

Appendix I	Letter from the applicant's representative dated 25.3.2024
Plan A-1	Location Plan