

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/457
(for 4th Deferment)

- Applicants** : Ms. CHAN Luen King, Mr. HUNG Hin Sum, Mr. HUNG Hing Keung and Ms. HUNG Shuk Yee Susanna represented by Vision Planning Consultants Limited
- Site** : Kwai Chung Town Lot No. 145, 7-11 Wing Kin Road (odd numbers), Kwai Chung, New Territories
- Site Area** : About 928m²
- Lease** : Kwai Chung Town Lot No. 145 held under New Grant No. 4708 and modified by a Modification Letter dated 13.10.2016 restricted to the manufacture of acid and/or for the purposes of carrying on thereon any other offensive trade or trades only
- Plan** : Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/29
- Zoning** : “Industrial” (“I”)
[Restricted to a maximum plot ratio (PR) of 9.5 and a maximum building height (BH) of 105 metres above Principal Datum, or the PR/BH of the existing building, whichever is the greater.]
- Application** : Proposed Offensive Trades (Lard Boiling Factory)

1. Background

- 1.1 On 14.12.2018, the application for proposed offensive trades (lard boiling factory) at 7-11 Wing Kin Road (odd numbers) (the Site) was received by the Town Planning Board (the Board) (**Plan A-1**).
- 1.2 On 1.2.2019, 12.4.2019 and 2.8.2019, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for one month respectively, as requested by the applicants, to allow sufficient time to address departmental comments.
- 1.3 Since the last deferral, the applicants submitted further information on 30.8.2019 including responses to departmental comments and revised Environmental

Assessment (EA). The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 30.9.2019, the applicants' 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 more time for preparation of further information to address the outstanding comments from the Environmental Protection Department (EPD) (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred for three times for a total of three months at the request of the applicants. The applicant has demonstrated efforts in preparing further information in support of the application. Since the last deferral on 2.8.2019, the applicants have submitted a revised EA to address the environmental concerns. As EPD has further comments on the application, the applicants would require more time to prepare further information to address EPD's comments.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications provided 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. 33) in that the applicants need more time to prepare further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 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 applicants. If the further information submitted by the applicants is not substantial and can be processed within a shorter time, the application can be submitted to an earlier meeting for the Committee's consideration. The applicants should be advised that the Committee has allowed further two months for preparation of submission of further information. Since it is the fourth deferment of the application, the applicants should be reminded that the Committee has allowed a total of five months for preparation of submission of further information, and that this is the last deferment and no further deferment would be granted.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicants' request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 30.9.2019 from the applicants' representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2019**