

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

**APPLICATION NO. A/KC/463**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Fame Smart Investment Limited represented by Kenneth To & Associates Limited
- Site** : Kwai Chung Town Lot No. 49 & Ext. RP, 45-51 Kwok Shui Road, Kwai Chung, New Territories
- Site Area** : About 1,324m<sup>2</sup>
- Lease** : Kwai Chung Town Lot No. 49 & Ext. RP held under New Grant No. 4475 and varied by an Extension Letter dated 31.12.1984 restricted to general industrial and/or godown purposes excluding offensive trade
- Plan** : Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/29
- Zoning** : “Other Specified Use” annotated “Business” (“OU(B)”)
- [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 Minor Relaxation of Plot Ratio Restriction for Permitted Non-Polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods)

**1. Background**

On 18.6.2018, the applicant seeks planning permission for minor relaxation of PR restriction from 9.5 to 11.4 (i.e. +20%) for a proposed 22-storey industrial building on the application site. The application is scheduled for consideration by the Metro Planning Committee (the Committee) on 16.8.2019.

**2. Request for Deferment**

On 29.7.2019, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of further information (FI) to address the departmental comments (**Appendix I**).

**3. Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for 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. 33) in that the applicant needs more time to prepare FI in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.2 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 FI from the applicant. If the FI submitted by the applicant is not substantial and can 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 FI, 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 to the Committee for consideration at the next meeting.

**5. Attachments**

**Appendix I**  
**Plan A-1**

Letter dated 29.7.2019 from the applicant's representative  
Location plan

**PLANNING DEPARTMENT**  
**AUGUST 2019**