

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

**APPLICATION NO. A/KC/467**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Warm Shelter Limited represented by PlanPlus Consultancy
- Site** : 132-134 Tai Lin Pai Road, Kwai Chung, New Territories
- Site Area** : About 569.398m<sup>2</sup>
- Lease** : (a) Kwai Chung Town Lot No. 155  
(b) Held under New Grant No. 4782 dated 9.7.1970  
(c) Restricted to general industrial and/or godown purposes excluding any offensive trades  
(d) Spaces shall be provided for the parking and loading/unloading of motor vehicles in accordance with the requirements specified under the lease conditions
- Plan** : Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/29
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)  
(a) Maximum plot ratio (PR) of 9.5 and maximum building height (BH) of 105 metres above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater  
(b) Minor relaxation of the PR/BH restrictions may be considered by the Town Planning Board (the Board) on application based on individual merits of development proposal
- Application** : Proposed Minor Relaxation of PR Restriction for Permitted Non-Polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods)

**1. Background**

On 23.10.2019, the application for minor relaxation of PR restriction for permitted non-polluting industrial use at 132-134 Tai Lin Pai Road (the Site) was received by the Board (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

**2. Request for Deferment**

On 25.11.2019, 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 more time for preparation of further information to address 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 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 applicant needs more time to prepare further information to address 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 further information from the applicant. If the further information submitted by the applicant 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 applicant should be advised that the Committee has allowed two months for preparation of 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 to the Committee for consideration at the next meeting.

**5. Attachments**

<b>Appendix I</b>	Letter dated 25.11.2019 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
DECEMBER 2019**