

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

**APPLICATION NO. A/KC/468**  
***(for 2nd Deferment)***

- Applicant** : Wealth Long Limited represented by Tracesplus Limited
- Site** : Valid Industrial Centre, 13-15 Wing Kei Road, Kwai Chung
- Site Area** : About 522.3m<sup>2</sup>
- Lease** : Kwai Chung Town Lot No. 351  
(a) Held under New Grant No. 5615 which restricts (i) the user to carrying on thereon offensive trade(s) and such other special industries as may be approved on application to the Town Planning Board; and shall not be used for boiling, crushing, burning, scraping or storing of bones; (ii) the development for a factory and in addition warehouse(s) in connection with the manufacturing process carried in the said factory;  
(b) Restricted to a maximum plot ratio (PR) of 9.5 and subject to a schedule of permissible PR and site coverage corresponding to the building height; and  
(c) Spaces shall be provided for the manoeuvring, parking, loading and unloading of vehicles at specified rates for private cars, light vans and lorries.
- Plan** : Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/29
- Zoning** : “Industrial” (“I”)  
[Maximum 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]
- Application** : Proposed Shop and Services and Office (Wholesale Conversion of an Existing Industrial Building)

**1. Background**

- 1.1 On 4.2.2020, the application for proposed shop and services and office uses (wholesale conversion of an existing industrial building) at 13-15 Wing Kei Road (the Site) was received by the Board (**Plan A-1**). On 12.6.2020, Metro Planning Committee (the Committee) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow sufficient time to address departmental comments.

- 1.2 The applicant submitted further information (FI) on 11.8.2020 and 15.9.2020, including responses to departmental comments, the Air Quality Impact Assessment and amended Landfill Gas Hazard Assessment. The application is rescheduled for consideration by the Committee on 9.10.2020.

## 2. Request for Deferment

On 17.9.2020, 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 the comments of Transport Department (**Appendix I**).

## 3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant. Since the deferment, the applicant has submitted FIs to address departmental 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 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.
- 3.3 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 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 a further two months for the preparation of further information. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for the preparation 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

Appendix I

Letter dated 17.9.2020 from the applicant's representative

Plan A-1

Location Plan

PLANNING DEPARTMENT  
OCTOBER 2020