

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/511
(for 2nd Deferment)

- Applicant** : Lai Chi Kok Amusement Park Company Limited represented by Arup Hong Kong Limited
- Site** : Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung, New Territories
- Site Area** : About 48,313m²
- Lease** : (a) Various Lots in S.D.4 (about 2.62 hectares (ha)) (about 54%)
- Old Schedule Lots/ New Grant Lots (for agricultural/ building purposes)
(b) Government Land (about 2.21ha) (about 46%)
- Plan** : Approved Kwai Chung Outline Zoning Plan No. S/KC/32
- Zoning** : “Comprehensive Development Area”
(a) maximum plot ratio (PR) of 5
(b) maximum building height (BH) of 120 metres above Principal Datum
- Application** : Proposed Comprehensive Development including Flats, Retail and Community Facilities with Minor Relaxation of PR and BH Restrictions

1. Background

- 1.1 On 10.4.2025, the applicant submitted the current application to seek planning permission for a proposed comprehensive development including flats, retail and community facilities with minor relaxation of PR and BH restrictions at the application site (**Plan A-1**).
- 1.2 On 1.8.2025, 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, in order to allow additional time to address the departmental comments received.
- 1.3 On 30.9.2025, the applicant submitted further information (FI) including revised technical assessments on traffic, environmental, drainage, sewerage, visual and air ventilation aspects, as well as revised supporting planning statement, master layout plan, landscape master plan and broadbrush tree survey to address the departmental

and public comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 12.11.2025, the applicant's representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two months in order to allow time to prepare FI to address departmental and public 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 justifications for deferment meet 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 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 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 12.11.2025

Plan A-1 Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2025**