

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/489
(for 1st Deferment)

- Applicants** : Cornhill Enterprises Ltd. & Lai Chi Kok Amusement Park Co., Ltd.
represented by Ove Arup & Partners Hong Kong Ltd.
- Site** : Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng,
Kwai Chung
- Site Area** : About 48,313m² (including Government land of about 22,238m²)
- Land Status** : (a) Various Lots (93 agricultural lots and 120 building lots) in S.D. 4
(about 54%)
- Block Government Lease (demised for agricultural/building
purposes)
(b) Government Land (about 46%)
- Plan** : Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/31
[currently in force]

Draft Kwai Chung OZP No. S/KC/29
*[in force at the time of submission. The zoning and development
restrictions for the site remain unchanged on the current OZP]*
- Zoning** : “Comprehensive Development Area” (“CDA”)
(a) maximum plot ratio (PR) of 5.0
(b) maximum building height (BH) of 120 metres above Principal
Datum (mPD)
- Application** : Proposed Comprehensive Development including Flats and Community
Facilities

1. Background

On 17.1.2022, the applicants submitted the current application to seek planning permission for proposed comprehensive development including flats and community facilities at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 15.5.2023, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for a period of two months so as to allow 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 the first 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. 33A) in that the deferment would allow the applicant to prepare further information 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 further submission from the applicant. If the further information 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 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter from Applicant's Representative dated 15.5.2023
Plan A-1	Location Plan

PLANNING DEPARTMENT
MAY 2023