

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

**APPLICATION NO. A/KC/493**  
***(for 2<sup>nd</sup> Deferment)***

<b><u>Applicant</u></b>	: Fortune Future Development Limited represented by KTA Planning Limited
<b><u>Site</u></b>	: Lots 1232RP, 1234RP, 1236RP, 1237RP and 1239 in Survey District 4 (SD 4) and adjoining Government Land, Castle Peak Road, Kwai Chung
<b><u>Site Area</u></b>	: About 1,015m <sup>2</sup> (including Government Land of about 324m <sup>2</sup> (about 32%))
<b><u>Land Status</u></b>	: Block Government Lease (Old Scheduled agricultural lots)
<b><u>Plan</u></b>	: Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/31 <i>[currently in force]</i> Approved Kwai Chung OZP No. S/KC/30 <i>[in force at the time of submission. The zoning and development restrictions for the site remain unchanged on the current OZP]</i>
<b><u>Zoning</u></b>	: Area shown as “Road”
<b><u>Application</u></b>	: Proposed Flat

**1. Background**

- 1.1 On 1.8.2022, the applicant submitted the current application to seek planning permission for proposed ‘Flat’ use at the subject site (**Plan A-1**).
- 1.2 On 23.9.2022, 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, for the applicant to prepare further information (FI) to address comments of relevant government departments.
- 1.3 On 29.12.2022, the applicant submitted FI including written responses to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 30.12.2022, 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 as the applicant would require additional time to prepare technical assessments and liaise with relevant government departments for further advice (**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, 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 FI to address departmental comments.

3.2 Should the Committee agree to defer 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 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**

<b>Appendix I</b>	Letter dated 30.12.2022 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
JANUARY 2023**