

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/504
(for 1st Deferment)

<u>Applicant</u>	:	Fortune Future Development Limited represented by KTA Planning Limited
<u>Site</u>	:	Lots 1232 RP, 1234 RP, 1236 RP, 1237 RP and 1239 in Survey District 4 and adjoining Government Land, Castle Peak Road - Kwai Chung
<u>Site Area</u>	:	About 1,031m ² (including Government Land of about 359m ²)
<u>Land Status</u>	:	Block Government Lease (Old Scheduled agricultural lots)
<u>Plan</u>	:	Draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/31
<u>Zoning</u>	:	Area shown as 'Road'
<u>Application</u>	:	Proposed Flats

1. Background

On 7.8.2023, the applicant submitted the current application to seek planning permission for proposed flats at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 12.9.2023, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for a period of two months in order to allow sufficient time to prepare 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 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 the 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 the applicant's representative dated 12.9.2023
Plan A-1	Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2023**