

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KC/504
(for 2nd 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 355m ²)
<u>Lease</u>	:	Block Government Lease (Old Scheduled Agricultural Lots)
<u>Plan</u>	:	Approved Kwai Chung Outline Zoning Plan (OZP) No. S/KC/32 [Draft Kwai Chung OZP No. S/KC/31 at the time of submission of the application. Zoning and restrictions of the application site remain unchanged.]
<u>Zoning</u>	:	Area shown as 'Road'
<u>Application</u>	:	Proposed Flats

1. Background

- 1.1. On 7.8.2023, the applicant submitted the current application to seek planning permission for proposed flats at the application site (**Plan A-1**).
- 1.2. On 22.9.2023, 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, to allow time to prepare further information (FI) to address departmental comments.
- 1.3. On 22.11.2023, 9.1.2024, 23.2.2024 and 8.4.2024, the applicant's representative submitted various sets of FI including revised traffic impact assessment, revised air quality impact assessment and other responses to departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 8.4.2024, 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 in order to allow adequate time for relevant Government departments to consider the latest FI submitted on the same date and to prepare additional FI to address further departmental comments, if necessary (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second deferment as the justification for deferment meets 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 sufficient time for relevant Government departments to consider the latest FI and for the applicant to prepare additional FI, if necessary, 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 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 8.4.2024
Plan A-1	Location Plan

**PLANNING DEPARTMENT
APRIL 2024**