

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KTS/466
(for 1st Deferment)

- Applicant** : Lucky Sky Creation Limited represented by Fotton ELA Architects Ltd.
- Site** : Lots 344A RP (Part), 402 S.B and 448 RP in D.D. 94 and Adjoining Government Land, Hang Tau Tai Po, Sheung Shui, New Territories
- Site Area** : 5,838m² (including about 52m² of Government Land (about 0.9%))
- Lease** : For Lot 402 S.B
Block Government Lease (demised for agricultural use)
- For Lots 344A RP (Part) and 448 RP
New Grant agricultural lots
- Plan** : Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/16
- Zonings** : “Residential (Group D)” (“R(D)”) (about 99.7% of the Site)
[‘Flat’ and ‘House’ (except ‘New Territories Exempted House’ (NTEH)) uses restricted to a maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 3 storeys (9m)]
- “Village Type Development” (“V”) (about 0.3% of the Site)
- Application** : Proposed Residential Development and Minor Relaxation of Plot Ratio and Building Height Restrictions

1. Background

On 7.1.2019, the applicant submitted the application to seek planning permission for proposed residential development and minor relaxation of PR and BH restrictions at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 22.2.2019.

2. Request for Deferment

On 1.2.2019, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer the consideration of the application in order to

allow two months' time for the applicant to prepare and submit responses and clarify concerns raised by the Government departments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for 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. 33) in that the applicant needs more time to prepare further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

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 information from the applicant. If the further information submitted by the applicant is not substantial and can 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 to the Committee for consideration at the next meeting.

5. Attachments

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| Appendix I | Letter of 1.2.2019 from the applicant |
| Plan A-1 | Location Plan |

**PLANNING DEPARTMENT
FEBRUARY 2019**