

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KTS/484
(for 3rd Deferment)

- Applicant** : Hinying Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Lots 1027, 1029, 1030, 1034A, 1034B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and Adjoining Government Land, Kwu Tung South, Sheung Shui, New Territories
- Site Area** : 19,700m² (about) (including about 5,441m² of Government Land, 28%)
- Lease** : Block Government Lease (demised for agricultural purposes)
- Plan** : Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/16
- Zonings** : “Comprehensive Development Area” (“CDA”) (about 99%)
[restricted to a maximum plot ratio (PR) of 0.4, a maximum site coverage (SC) of 25%, and a maximum building height (BH) of 3 storeys including carpark]
Area shown as ‘Road’ (about 1%)
- Application** : Proposed Houses

1. Background

- 1.1 On 15.11.2019, the applicant submitted an application to seek planning permission for proposed houses at the application site (**Plan A-1**).
- 1.2 On 3.1.2020 and 10.7.2020, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, each to allow two months’ time for the applicant to prepare further information (FI) to address departmental comments. Upon receipt of the FI on 16.9.2020 submitted by the applicant, the application is scheduled for consideration by the Committee on 6.11.2020.

2. Request for Deferment

On 2.11.2020, 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 review the development layout and prepare FI to address comments from Transport Department (TD) (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant to allow more time to address departmental comments. In order to allow more time to address TD's further comments of 30.10.2020, the applicant requests the Committee to defer a decision on the application for another two months.
- 3.2 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 FI to respond to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 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 FI from the applicant. If the FI 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 FI. Since it is the third deferment of the application, the applicant should be advised that the Committee has allowed a total of six months for preparation of submission of FI, 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

Appendix I	Letter of 2.11.2020 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2020**