

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KTN/55
(for 3rd Deferment)

- Applicant** : Hilder Company Limited represented by Kenneth To and Associates Limited
- Sites** : Four sites in Kwu Tong North
- 22B- 78 RP (Part), 79 (Part), 80 (Part), 81 (Part), 83 (Part), 176 (Part),
177, 178 (Part), 181 (Part), 182, 183, 186, 188, 193, 194 S.A, 196
RP, 199 S.A in D.D. 95 and adjoining Government Land
- 23A- 1009 (Part), 1010 (Part), 1011 (Part), 1012 (Part), 1013 (Part),
1014 (Part), 1015 (Part) in D.D. 95 and adjoining Government
Land
- 26A- 856 (Part), 858 RP (Part), 861 (Part), 865, 866 RP (Part), 867, 868
RP (Part), 869 (Part), 870 (Part), 871 (Part), 872 (Part), 873 (Part),
889 (Part) in D.D. 95 and adjoining Government Land
- 26D- 806 (part), 825 (part), 826, 827 (part), 831 sA (part), 831 sB
(part) & 841 (part) in D.D. 95
- Site Area** : 4 sites totalling about 35,323 m² (including about 3,015.6 m² of Government
land)
- Land Status** : Block Government Lease demised for agricultural purposes
- Plan** : Approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/2
- Zoning** : “Residential (Group B)” restricted to a maximum plot ratio (PR) of 3.5 and
maximum building height (BH) of 75 mPD/90 mPD
- Application** : Proposed Minor Relaxation of PR and/or BH Restrictions for Permitted
Residential Use

1. Background

- 1.1 On 11.10.2018, the applicant submitted a planning application to seek the planning permission for proposed minor relaxation of PR and/or BH restrictions for permitted residential use at the application sites (**Plan A-1**).

- 1.2 On 7.12.2018 and 22.3.2019, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision, as requested by the applicant, to allow two months' time for the applicant to prepare further information (FI) to address departmental comments. Upon receipt of the applicant's FIs on 5.8.2019, the application is scheduled for consideration by the Committee on 4.10.2019.

2. Request for Deferment

On 26.9.2019, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to further defer the consideration of the application for another two months in order to allow time for the applicant to prepare additional justifications to respond to departmental comments (**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 time for the applicant to address departmental comments. Since the last deferment on 22.3.2019, the applicant submitted FIs on 22.5.2019, 14.6.2019, 5.7.2019 and 5.8.2019 to address comments of various departments. However, the applicant needs more time to prepare further justifications to respond to departmental comments.
- 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 in response 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. Since this is the third deferment, the applicant should be advised that the Committee has allowed a total of six months including the previous deferments for preparation of FI submission 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
Plan A-1

Applicant's letter of 26.9.2019
Location Plan

PLANNING DEPARTMENT
OCTOBER 2019