

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/NE-KTS/465**  
*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Fonnies Holdings Limited represented by Pro Plan Asia Limited
- Site** : Lots 1124 RP, 1125 RP, 1126 and 1127 RP (Part) in D.D. 92 and Lots 343 RP, 344A S.1 RP (Part), 402 S.A RP, 404 RP, 407 S.A RP, 407 S.A ss.1 RP, 408 S.A RP, 408 S.C ss.2 RP, 408 S.D ss.1, 408 S.D RP and 408 RP in D.D. 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South, New Territories
- Site Area** : 18,723.9 m<sup>2</sup> (about) (including about 398.6 m<sup>2</sup> of Government Land, 2%)
- Lease** : (a) Government Lease (demised for agricultural purposes)  
(including lots 1127 RP in D.D. 92 and lots 343 RP, 402 S.A RP, 407 S.A RP, 407 S.A ss.1 RP in D.D. 94)
- (b) New Grant Lots  
(including lots 1124 RP, 1125 RP and 1126 in D.D. 92 and lots 344A S.1 RP, 404 RP, 408 S.A RP, 408 S.C ss.2 RP, 408 S.D ss.1, 408 S.D RP, 408 RP in D.D. 94)
- Plan** : Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/16
- Zoning** : “Comprehensive Development Area” (“CDA”) restricted to a maximum plot ratio (PR) of 0.4, a maximum site coverage (SC) of 20%, and a maximum building height (BH) of 3 storeys including car park
- Application** : Proposed Residential Development and Minor Relaxation of Plot Ratio and Site Coverage Restrictions

**1. Background**

- 1.1 On 28.11.2018, the applicant submitted the application to seek planning permission for proposed residential development and minor relaxation of plot ratio and site coverage restrictions at the application site (**Plan A-1**).

- 1.2 On 18.1.2019, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow two months' time for the applicant to prepare further information (FI) to address the concerns raised by Government departments. Upon receipt of the FI submitted by the applicant on 7.3.2019, the application is scheduled for consideration by the Committee on 3.5.2019.

## **2. Request for Deferment**

On 25.4.2019, 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 update the relevant technical assessments and clarify the concerns raised by Government departments (**Appendix I**).

## **3. Planning Department's Views**

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address departmental comments. Since the first deferment on 18.1.2019, the applicant has submitted FI on 7.3.2019 to address departmental comments. However, the applicant need more time to prepare FI to address departments' further 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 it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four 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  
Plan A-1**

Letter of 25.4.2019 from the applicant  
Location Plan

**PLANNING DEPARTMENT  
MAY 2019**