

APPLICATION FOR PERMISSION
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/NE-TKL/4
(for 2nd Deferment)

<u>Applicant</u>	:	Honsen Development Ltd. represented by Llewelyn-Davies Hong Kong Ltd.
<u>Site</u>	:	Various Lots in D.D. 77 and 84 and Adjoining Government Land (GL), Ping Che, New Territories
<u>Site Area</u>	:	About 169,080m ² (including GL of about 21,330m ² or 12.6% of the Site)
<u>Lease</u>	:	Block Government Lease
<u>Plan</u>	:	Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
<u>Zonings</u>	:	(i) "Agriculture" ("AGR") (about 96.8% of the Site) (ii) "Green Belt" ("GB") (about 3.2% of the Site)
<u>Proposed Amendment</u>	:	To rezone the application site from "AGR" and "GB" to "Residential (Group A)" ("R(A)", "Residential (Group A)1" ("R(A)1") and "Government, Institution or Community" ("G/IC")

1. Background

- 1.1 On 21.3.2023, the applicant submitted the current application to rezone the application site (the Site) from "AGR" and "GB" to "R(A)", "R(A)1" and "G/IC" (**Plan Z-1**) to facilitate a residential development with commercial, G/IC and transport facilities.
- 1.2 On 28.3.2025, the Rural and New Town 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 28.5.2025, 1.8.2025 and 10.10.2025, the applicant submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 15.10.2025, 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 prepare FI to address departmental comments (**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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A¹) in that the deferment would allow the applicant to prepare FI 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 three 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 to the Committee for consideration at the next meeting.

5. **Attachments**

Appendix I	Letter dated 15.10.2025 from the applicant's representative
Plan Z-1	Location Plan

PLANNING DEPARTMENT
OCTOBER 2025

¹ TPB PG-No. 33A is applicable to this application which was received before the promulgation of the revised guidelines TPB PG-No. 33B on 1.9.2023.