

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KTS/565
(for 1st Deferment)

<u>Applicant</u>	:	Hinying Limited represented by Llewelyn-Davies Hong Kong Limited
<u>Site</u>	:	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 (GL) (new Lot to be known as Lot 2644 in D.D. 92), Kwu Tung South, Sheung Shui, New Territories
<u>Site Area</u>	:	About 19,591m ² (including GL of about 5,272m ² (about 27%))
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/22
<u>Zoning</u>	:	“Comprehensive Development Area (3)” (“CDA(3)”) <i>[restricted to a maximum plot ratio (PR) of 2 and a maximum building height restriction of 70mPD]</i>
<u>Application</u>	:	Proposed Residential Development with Minor Relaxation of PR Restriction

1 Background

On 9.9.2025, the applicant sought planning permission for proposed residential development with minor relaxation of PR restriction at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2 Request for Deferment

On 23.10.2025, 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 allow time for preparation of further information (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 first deferment as the justifications for deferment meet 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. 33B) 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 two 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 two months for preparation of the 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 from the applicant's representative dated 23.10.2025
Plan A-1	Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2025**