

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KTN/111
(for 1st Deferment)

Applicant : North Development Office, Civil Engineering and Development Department, HKSAR Government represented by Townland Consultants Limited

Sites : Government Land (GL) in Kwu Tung North (KTN) New Development Area (NDA) (Sites K1 to K12) and Fanling North (FLN) NDA (Sites F2, F3, F5 to F8) and Fanling Sheung Shui Town Lots (FSSTLs) No. 297 (Site F4) and No. 307 (Site F1)

Site Area : About 331,632m² (228,965m² in KTN NDA and 102,667m² in FLN NDA)

Lease/Land Status : Private Lots (FSSTLs 297 and 307) (about 23,576m², about 7.11% of the site area) and GL (about 308,056m², about 92.89% of the site area)

Plans : Approved Kwu Tung North (KTN) Outline Zoning Plan (OZP) No. S/KTN/4 and Draft Fanling North (FLN) OZP No. S/FLN/5

Zonings

Site	Planning Area in KTN/FLN NDA	Zoning	Area (ha) (about)	Development Restrictions*	
				Max. PR	Max. BH
KTN NDA					
K1	Area 20E	“R(A)1”	1.13	6 (DPR 5)	115mPD [#]
K2	Area 25E	“R(A)1”	2.34	6 (DPR 5)	115mPD [#]
K3	Area 14	“R(B)” & ‘Road’	2.83 [including 0.04 of ‘Road’]	3.5	80mPD
K4a	Area 22W	“R(B)” ⁺	1.27	3.5	75mPD
K4b	Area 22E	“R(B)” ⁺	2.54	3.5	75mPD
K5	Area 26W	“R(B)” ⁺	1.79	3.5	75mPD
K6	Area 26E	“R(B)” & ‘Road’	2.35 [including 0.03 of ‘Road’]	3.5	75mPD
K7	Area 15N	“R(B)” ⁺	1.25	3.5	85/95mPD
K8	Area 15C	“R(B)”, “GB” ‘Road’	1.3 [including 0.01 “GB” and 0.05 ‘Road’]	3.5	85mPD

Site	Planning Area in KTN/FLN NDA	Zoning	Area (ha) (about)	Development Restrictions*	
				Max. PR	Max. BH
K9	Area 15S	“R(B)” ⁺	1.17	3.5	80mPD
K10	Area 23N	“R(B)” & ‘Road’	2.87 [including 0.04 of ‘Road’]	3.5	95mPD
K11	Area 23C	“R(B)” ⁺	1.28	3.5	90mPD
K12	Area 23S	“R(B)” ⁺	0.78	3.5	90mPD
FLN NDA					
F1	Area 10NW	“OU(CRDPTI(2))”	0.99	3.05	80mPD [#]
F2	Area 13E	“R(B)”	2.22	3.5	75mPD
F3	Area 14W	“R(A)3”	1.05	5	110mPD
F4	Area 14S	“R(A)1”	1.44	6	115mPD
F5	Area 16NW	“R(A)1”	0.93	6	110mPD [#]
F6	Area 16NE	“R(A)1”	1.25	6	110mPD [#]
F7	Area 16SW	“R(A)1”	1.24	6	110mPD [#]
F8	Area 16SE	“R(A)1”	1.16	6	110mPD [#]

Abbreviations

Max. PR: Maximum Plot Ratio

Max. BH: Maximum Building Height

DPR: Domestic Plot Ratio

“OU(CRDPTI(2))”: “Other Specified Uses” annotated “Commercial/Residential Development with Public Transport Interchange (2)”

“R(A)1”: “Residential (Group A)1”

“R(A)2”: “Residential (Group A)2”

“R(A)3”: “Residential (Group A)3”

“R(B)”: “Residential (Group B)”

“GB”: “Green Belt”

‘Road’: Area shown as ‘Road’

Remarks

* No development restriction on PR or BH for “GB” zone or area shown as ‘Road’.

+ These sites also involve minor portions of land shown as ‘Road’ accounting for less than 1% of individual site area which could be regarded as minor boundary adjustments.

Area designated as ‘Terraced Podium’ in these sites are subject to maximum BH of 5m on a strip of land (10m in width) along the planned Town Plazas.

Application : Proposed Minor Relaxation of PR and BH Restrictions for Permitted/Proposed Private Housing Developments and Proposed Public Transport Terminus, Shop and Services and Eating Place within Permitted Private Housing Developments

1. Background

On 12.6.2026, the applicant sought planning permission for minor relaxation of PR and BH restrictions for 21 application sites (the Sites) in KTN/FLN NDA for permitted/proposed private housing developments (with or without non-domestic portion) at the Sites and proposed public transport terminus, shop and services and eating place on the lowest two floors (above ground) at Site K10 (**Plans A-1a & 1b**). 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 17.7.2026, 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 the 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 for the Committee's consideration at the next meeting.

5. **Attachments**

Appendix I	Letter from the applicant's representative dated 17.7.2026
Plans A-1a & 1b	Location Plans

PLANNING DEPARTMENT
JULY 2026