

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KTS/581
(for 1st Deferment)

<u>Applicant</u>	:	Fonnie Holdings Limited represented by PlanPlus Consultancy Limited
<u>Site</u>	:	Various Lots in D.D. 92 and D.D. 94 and adjoining Government Land (GL), Hang Tau Tai Po, Kwu Tung South
<u>Site Area</u>	:	About 17,990.9m ² (including about 289.7m ² of GL, about 1.6%)
<u>Lease</u>	:	(a) Block Government Lease (demised for agricultural purposes) (including Lots 343 RP and 402 S.A 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 (Part), 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)
<u>Plan</u>	:	Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/22
<u>Zoning</u>	:	“Comprehensive Development Area” Area (a) [restricted to a maximum domestic plot ratio (PR) of 1.23, a maximum non-domestic PR of 0.18 and a maximum building height (BH) of 41mPD]
<u>Application</u>	:	Proposed Comprehensive Development (Flat, Social Welfare Facility (Residential Care Home for the Elderly (RCHE)) and Shop and Services) with Minor Relaxation of PR and BH Restrictions

1. Background

On 19.8.2026, the applicant sought planning permission for comprehensive development (flat, social welfare facility (RCHE) and shop and services) with minor relaxation of PR and BH restrictions 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 23.9.2026, 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 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 23.9.2026
Plan A-1	Location Plan

PLANNING DEPARTMENT
OCTOBER 2026