

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KTN/76
(1st Deferment)

<u>Applicant</u>	: Sky Greatest Limited represented by Kenneth To & Associates Limited
<u>Site</u>	: Lot 6 (Part), 7, 8 (Part), 9 (Part), 10 S.A., 10 RP (Part) and 12 (Part) in D.D.95 and Adjoining Government Land, Kwu Tung North, New Territories
<u>Site Area</u>	: About 25,258.98m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/2
<u>Zonings</u>	: “Residential (Group B)” (“R(B)”)
<u>Application</u>	: Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Residential Development

1. Background

On 19.3.2021, the applicant submitted a planning application to seek permission for minor relaxation of plot ratio restriction for permitted residential development at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 14.5.2021.

2. Request for Deferment

On 29.4.2021, the applicant’s representative wrote to Secretary of the Town Planning Board (the Board) and requested the Board to defer the consideration of the application for two months in order to allow time for the applicant to prepare further information (FI) to address the departmental comments (**Appendix I**).

3. Planning Department’s View

3.1 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 Guideline 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.

- 3.2 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. The applicant should be advised that the Committee has allowed two months for preparation of submission of FI, and no further deferment would be granted unless under very special circumstances.

4. **Decision Sought**

There 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 applicant will be submitted to the Committee for consideration at the next meeting.

5. **Attachments**

Appendix I
Plan A-1

Letter dated 29.4.2021 from the applicant
Location Plan

PLANNING DEPARTMENT
MAY 2021