

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KTN/76
(3rd 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

- 1.1 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**).
- 1.2 On 14.5.2021 and 27.8.2021 the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow time to prepare further information (FI). On 7.7.2021, 28.10.2021, 2.11.2021 and 10.12.2021, the applicant submitted FI, including revised drawings and revised technical assessments including air ventilation assessment, traffic impact assessment, water supply impact assessment and environmental assessment, to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 15.12.2021, 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 for additional time to update the traffic impact assessment in response to the comments from government departments. (**Appendix I**).

3. **Planning Department's View**

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant to allow more time to address the departmental comments. Since the last deferment on 27.8.2021, the applicant has submitted FI on 27.10.2021, 2.11.2021 and 10.12.2021 to address departmental comments. Nevertheless, the applicant needs more time to address the comments from government departments.
- 3.2 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. 33A¹) in that more time is required for the applicant to prepare FI to response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 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. Since it is the third deferment of the application, the applicant should be advised that the Board has allowed a total of six months for preparation of submission of further information, 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 application will be submitted to the Committee for consideration at the next meeting.

5. **Attachments**

Appendix I	Letter from applicant dated 15.12.2021 requesting for deferment
Plan A-1	Location Plan

**PLANNING DEPARTMENT
DECEMBER 2021**

¹ The number of deferments to be granted stipulated under TPB PG-No.33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.