

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/KTN/98
(for 1st Deferment)

<u>Applicant</u>	: Wah Fung Hong Metal Company Limited, King Lotus Limited, and Mr. Chiu Wah Lam represented by Merryshine Surveyors Limited
<u>Site</u>	: Lots 95 S.A RP (Part), 96 S.A (Part), 97 S.A ss.1, 97 S.A RP, 98 S.A, 98 RP (Part), 111 S.B (Part) and 111 RP (Part) in D.D. 95 and Adjoining Government Land (GL), Kwu Tung North
<u>Site Area</u>	: About 4,391m ² (including GL of about 1,341m ²)
<u>Land Status</u>	: (i) Block Government Lease (demised for agricultural use) (about 70% of the Site) (ii) Government Land (about 30% of the site)
<u>Plan</u>	: Draft Kwu Tung North Outline Zoning Plan No. S/KTN/3
<u>Zoning</u>	: “Residential (Group B)” (“R(B)”) (about 98%) <i>[restricted to maximum plot ratio (PR) of 3.5 and building height of 95mPD]</i> Area shown as ‘Road’ (about 2%)
<u>Application</u>	: Proposed Minor Relaxation of PR Restriction for Permitted Residential Development

1. Background

On 27.2.2023, the applicant submitted the current application to seek planning permission for proposed minor relaxation of PR 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) at this meeting.

2. **Request for Deferment**

On 31.3.2023, the applicant's representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months in order to prepare further information 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) in that the deferment would allow the applicant to prepare further information to address departmental comments.
- 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 further submission from the applicant. If the further information 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 further information, 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	Email dated 31.3.2023 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
APRIL 2023**