

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/NE-KTS/506**  
***(for 1<sup>st</sup> Deferment)***

<b><u>Applicant</u></b>	: Base One Limited represented by Llewelyn-Davies Hong Kong Ltd.
<b><u>Site</u></b>	Lot 2579 in D.D. 92, Kwu Tung South, Sheung Shui, New Territories
<b><u>Site Area</u></b>	: 37,560m <sup>2</sup> (about)
<b><u>Lease</u></b>	: New Grant Lot (restricted to private residential purposes)
<b><u>Plan</u></b>	Draft Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/17 at the time of submission of the application  Approved Kwu Tung South OZP No. S/NE-KTS/18 currently in force [the zoning and development restrictions of the application site remain unchanged]
<b><u>Zonings</u></b>	“Comprehensive Development Area (1)” (“CDA(1)”) (about 99.7%) restricted to a maximum plot ratio (PR) of 3 and a maximum building height (BH) of 75mPD “Government, Institution or Community” (“G/IC”) (about 0.1%) Area shown as ‘Road’ (about 0.2%)
<b><u>Application</u></b>	: Proposed Comprehensive Residential Development with Commercial and Social Welfare Facilities and Minor Relaxation of PR and BH Restrictions

**1. Background**

- 1.1 On 31.12.2021, the applicant submitted the current application to seek planning permission for a proposed comprehensive residential development with commercial and social welfare facilities with minor relaxation of PR and BH restrictions at the subject site (**Plan A-1**).
- 1.2 The applicant submitted 6 sets of further information including responses to departmental comments, revised and additional technical assessments/architectural drawings/visual rendering/photomontages. The application is scheduled for consideration by the Rural and New Town Committee (the Committee) of the Town

Planning Board (the Board) at this meeting.

**2. Request for Deferment**

On 16.6.2022, 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 to address departmental comments (**Appendix I**).

**3. Planning Department's View**

3.1 The Planning Department has no objection to the request for the 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 applicant needs more time to prepare further information 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 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 a total of two months for preparation of the submission of further information, 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**

<b>Appendix I</b>	Applicant's representative letter dated 16.6.2022
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
JUNE 2022**