

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KTS/525

(for 2nd Deferment)

- Applicant** : Great Huge Limited represented by CHIH Design Limited
- Site** : Various Lots in D.D. 94, Hang Tau Tai Po, Kwu Tung South, Sheung Shui, New Territories
- Site Area** : About 12,100 m²
- Lease** : Block Government Lease (demised for agriculture use)
- Plan** : Draft Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/19
(currently in force)
- Approved Kwu Tung South OZP No. S/NE-KTS/18
(at the time of submission)
- [The zoning and development restrictions of the application site remains unchanged on OZP No. S/NE-KTS/19]
- Zoning** : “Residential (Group D)”
- [Restricted to a maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 3 storeys (9m)]
- Application** : Proposed Residential Development (Houses) and Minor Relaxation of PR Restriction

1. Background

- 1.1 On 3.3.2023, the applicant submitted the current application to seek planning permission for proposed residential development (houses) and minor relaxation of PR restriction at the application site (**Plan A-1**).
- 1.2 On 21.4.2023, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments.

- 1.3 On 20.6.2023 and 26.6.2023, the applicant submitted FIs including a revised sewerage and drainage impact assessment to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 11.8.2023, the applicant's representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two months in order to prepare 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 second 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 FI 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 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 a total of four months for preparation of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 dated 11.8.2023 from the applicant's representative
Plan A-1	Location Plan

PLANNING DEPARTMENT
AUGUST 2023