

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KTS/538

(for 1st Deferment)

- Applicant** : Chung Yick Tung Limited represented by Vision Planning Consultants Limited
- Site** : Lots No. 407 S.A ss. 2 S.A and 408 S.B ss.1 RP in D.D.94, Hang Tau Tai Po, Kwu Tung South, Sheung Shui, New Territories
- Site Area** : About 1,018m²
- Lease** : Block Government Lease (demised for agriculture use)
- Plan** : Draft Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/21
(currently in force)
- Approved Kwu Tung South OZP No. S/NE-KTS/20
(at the time of submission)
- [The zoning and development restrictions of the application site remains unchanged on OZP No. S/NE-KTS/21]
- Zoning** : “Residential (Group D)” (“R(D)”)
- [Restricted to a maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 3 storeys (9m)]
- Application** : Proposed House Development and Minor Relaxation of PR Restriction

1. Background

On 3.5.2024, the applicant submitted the current application to seek planning permission for proposed house development and minor relaxation of PR restriction 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 17.6.2024, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two

months so as to allow time for preparation of further information (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 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. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 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 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	Letter from the applicant dated 17.6.2024
Plan A-1	Location plan

**PLANNING DEPARTMENT
JUNE 2024**