

RNTPC Paper No. A/TM/583
For Consideration by
the Rural and New Town
Planning Committee
on 3.2.2023

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM/583
(for 1st Deferment)

- Applicant** : Hong Kong Housing Authority (HKHA)
- Site** : Sites 4A (South) and 5, Tuen Mun Area 54, New Territories
- Site Area** : Site 4A (South): About 8,900m²
Site 5: About 7,500m²
- Lease** : Government Land (GL)
- Plan** : Draft Tuen Mun Outline Zoning Plan (OZP) No. S/TM/36
- Zoning** : “Residential (Group A) 24” (“R(A)24”)
(a) maximum domestic/non-domestic plot ratio (PR) of 5/9.5
(b) maximum building height (BH) of 120 metres above Principal Datum (mPD)

“Residential (Group A) 25” (“R(A)25”)
(a) maximum domestic PR of 5.0 and non-domestic PR of 0.4
(b) maximum BH of 120 mPD
- Application** : Proposed Minor Relaxation of PR and BH Restrictions for Permitted Public Housing Development

1. Background

On 14.12.2022, the applicant sought planning permission for proposed minor relaxation of PR and BH restrictions for permitted public housing development at the application sites (**Plan A-1**). On 20.1.2023, the applicant submitted further information (FI) to address departmental comments and public comments. On 31.1.2023, the applicant submitted FI to respond to Transport Department’s comments. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

- 2.1 To allow time for departmental circulation and comment, the Board is requested to defer making a decision on the application for one month. The justifications for deferments 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 more time is required for relevant government departments to examine the FI, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

- 2.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within one month. If the FI can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration.

3. Planning Department's Views

As the latest FI to address technical concerns was submitted by the applicant on 31.1.2023, more time would be required for relevant government department(s) to provide comments on this and earlier submitted FIs. In the absence of comments from relevant government department(s) on the technical aspect of the application, it is premature for the Planning Department to make recommendations and for the Committee of the Board to consider the subject application.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the 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

Plan A-1 Location plan

**PLANNING DEPARTMENT
FEBRUARY 2023**