

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/NE-KTS/13
(for 3rd Deferment)

- Applicant** : Fonnies Holdings Limited represented by Pro Plan Asia Limited
- Site** : Lots 1124 RP, 1125 RP, 1126 and 1127 RP (Part) in D.D. 92, Lots 343 RP, 344A S.1 RP (Part), 402 S.A RP, 404 RP, 407 S.A RP, 407 S.A ss.1 RP, 408 S.A RP, 408 S.C ss.2 RP, 408 S.D ss.1, 408 S.D RP and 408 RP in D.D. 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South, New Territories
- Site Area** : About 18,723.9 m² (including about 467.6 m² of Government Land, 2%)
- Lease** : (a) Block Government Lease (demised for agricultural purposes)
(Lots 1127 RP in D.D. 92 and Lots 343 RP, 402 S.A RP, 407 S.A RP, 407 S.A ss.1 RP in D.D. 94)
- (b) New Grant Lots
(Lots 1124 RP, 1125 RP and 1126 in D.D. 92 and Lots 344A S.1 RP, 404 RP, 408 S.A RP, 408 S.C ss.2 RP, 408 S.D ss.1, 408 S.D RP, 408 RP in D.D. 94)
- Plan** : Approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/16
- Zoning** : “Comprehensive Development Area” (“CDA”)
[restricted to a maximum plot ratio (PR) of 0.4, a maximum site coverage (SC) of 20%, and a maximum building height (BH) of 3 storeys including car park]
- Application** : To amend the OZP and the Notes for the “CDA” zone to demarcate sub-areas (a) and (b) for the zone on the OZP and to revise the PR, SC and BH restrictions for sub-area (a) in the Notes

1. Background

- 1.1 On 6.5.2020, the applicant’s representative submitted the application to amend the OZP and the Notes for the “CDA” zone to demarcate sub-areas (a) and (b) for the zone on the OZP and to revise the PR, SC and BH restrictions for sub-area (a) and the PR and SC restrictions for sub-area (b) in the Notes to facilitate a proposed residential development at the application site (**Plan Z-1**).

- 1.2 On 1.9.2020, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow two months' time for the applicant to prepare further information (FI) to address comments from Government departments. Upon receipt of the FI submitted by the applicant on 30.10.2020, the application is scheduled for consideration by the Committee on 22.1.2021.
- 1.3 On 22.1.2021, the Committee agreed to defer a decision on the application, as requested by the applicant, to allow two months' time for the applicant to prepare further information (FI) to address comments from Government departments.

2. Request for Deferment

On 23.3.2021, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer the consideration of the application in order to allow two months' time for the applicant to address comments from Transport Department, Social Welfare Department, Urban Design and Landscape Section, Planning Department and other relevant departments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant to allow more time to address departmental comments. The applicant explains that he is preparing FI with a revised master layout plan to address the above departmental comments. Thus, more time is needed to prepare the FI.
- 3.2 The Planning Department has no objection to the request for 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. 33) in that the applicant needs more time to prepare FI in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within three months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. Since it is the third deferment of the application, the applicant should be advised that the Committee has allowed a further period of two months, resulting in a total of six months for preparation of submission of FI, 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I
Plan Z-1

Letter of 23.3.2021 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
APRIL 2021