

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

APPLICATION NO. Y/NE-KTS/15
(for 1st Deferment)

- Applicant** : Hinying Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Lots 1027, 1029, 1030, 1034A, 1034B, 1039 (Part), 1040, 1042 RP, 1043 RP, 1044 RP (Part), 1045, 1047, 2233 (Part), 2251 S.A RP, 2256 RP, 2315 (Part) and 2316 RP (Part) in D.D. 92 and Adjoining Government Land (GL) , Kwu Tung South, Sheung Shui, New Territories
- Site Area** : 19,700m² (about) (including about 5,441m² of Government Land, 28%)
- Lease** : Block Government Lease (demised for agricultural purposes)
- Plan** : 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]
- Zonings** : “Comprehensive Development Area” (“CDA”) (about 98.9%) [restricted to a maximum plot ratio (PR) of 0.4, a maximum site coverage (SC) of 25%, and a maximum building height (BH) of 3 storeys including carpark]
- “Agricultural” (“AGR”) (about 0.1%) and an area shown as ‘Road’ (about 1%)
- Proposed Amendment** : Rezoning from “CDA”, “AGR” and an area shown as ‘Road’ to “Residential (Group B)” (“R(B)”) with a maximum PR of 2 and a maximum BH of 72mPD

1. Background

- 1.1 On 1.12.2021, the applicant’s representative submitted the current application to rezone the subject site (**Plan Z-1**) from “CDA”, “AGR” and an area shown as ‘Road’ to “R(B)” with a maximum PR of 2 and a maximum BH of 72mPD to facilitate a proposed residential development.

- 1.2 The applicant submitted 4 sets of further information including responses to departmental comments, revised and additional technical assessments/architectural drawings. 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**

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**

Appendix I	Applicant's representative letter dated 16.6.2022
Plan Z-1	Location Plan

PLANNING DEPARTMENT
JUNE 2022