

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. Y/NE-LYT/15**

*(for 1<sup>st</sup> Deferment)*

<b><u>Applicant</u></b>	: Good Smart Consultants Limited represented by KTA Planning Limited
<b><u>Site</u></b>	: Lots 926, 934, 936 S.B, 937RP, 947RP, 948RP, 949, 950, 951, 952, 955 S.A and 2435 in D.D. 83 and Adjoining Government Land (GL), Lung Yeuk Tau, Fanling, New Territories
<b><u>Site Area</u></b>	: About 36,806.4m <sup>2</sup> (including Government Land (GL) of about 1302.4m <sup>2</sup> (about 3.5%))
<b><u>Lease</u></b>	: (i) Block Government Lease (demised for agricultural use) (about 24.3%) (ii) Lot 2435 under New Grant No. 22964 for private residential use (about 72.2%) (iii) GL (about 3.5%)
<b><u>Plan</u></b>	: Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19
<b><u>Zonings</u></b>	: “Agriculture” (“AGR”) (about 99.6% of the application site) “Residential (Group C)” (“R(C)”) <sup>1</sup> (about 0.4% of the application site)
<b><u>Proposed Amendment</u></b>	: To rezone the application site from “AGR” and “R(C)” to “Residential (Group A)2” (“R(A)2”), subject to maximum domestic and non-domestic plot ratio (PR) of 5 and 0.5 respectively and maximum building height (BH) of 149mPD

**1. Background**

On 1.2.2023, the applicant submitted a s.12A planning application to rezone the application site (the Site) mainly from “AGR” to “R(A)2” to facilitate a proposed residential development with government, institution or community facilities and shop and services, subject to a maximum domestic and non-domestic PR of 5 and 0.5 respectively and a maximum BH of 149mPD.

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<sup>1</sup>About 0.4% of the Site falls within “R(C)” zone on the OZP. It is considered as minor boundary adjustment and not included in the planning assessment.

## 2. **Request for Deferment**

On 14.9.2023, 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 for two months in order to allow more time to review the way forward for the planning application (**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. 33A) in that the deferment would allow the applicant to prepare FI to address outstanding issue(s).
- 3.2 Should the Rural and New Town Planning Committee (the Committee) of the Board agree to defer a decision on the application, the application will be submitted to the Committee for consideration within three months upon receipt of further submission 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 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 for the Committee's consideration at the next meeting.

## 5. **Attachments**

<b>Appendix I</b>	Letter dated 14.9.2023 from the applicant's representative
<b>Plan Z-1</b>	Location Plan

**PLANNING DEPARTMENT**  
**SEPTEMBER 2023**