

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

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

*(for 2<sup>nd</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%)
<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)”) (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**

- 1.1 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 (**Plan Z-1**).
- 1.2 On 22.9.2023, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to review the way forward for the planning application.

- 1.3 On 22.11.2023, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 6.2.2024, the applicant's representative wrote to the Secretary of the Board and requested to defer consideration of the application for two months in order 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 justification for deferment meets 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)<sup>1</sup> in that the applicant needs more time to prepare FI to address 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 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 a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

## **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**  
**Plan Z-1**

Letter dated 6.2.2024 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT**  
**FEBRUARY 2024**

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<sup>1</sup> TPB PG-No. 33A is applicable to this application as it was received before the promulgation of the revised guidelines TPB PG-No. 33B on 1.9.2023.