

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

APPLICATION NO. Y/NE-TKL/4
(for 1st Deferment)

<u>Applicant</u>	: Honsen Development Ltd. represented by Llewelyn-Davies Hong Kong Ltd.
<u>Site</u>	: Various Lots in D.D. 77 and 84 and Adjoining Government Land (GL), Ping Che, New Territories
<u>Site Area</u>	: About 169,080m ² (including GL of about 21,330m ² or 12.6% of the Site)
<u>Lease</u>	: Block Government Lease
<u>Plan</u>	: Approved Ping Che and Ta Kwu Ling Outline Zoning Plan No. S/NE-TKL/14
<u>Zonings</u>	: (i) "Agriculture" ("AGR") (about 96.8% of the Site) (ii) "Green Belt" ("GB") (about 3.2% of the Site)
<u>Proposed Amendment</u>	: To rezone the application site from "AGR" and "GB" to "Residential (Group A)" ("R(A)"), "Residential (Group A)1" ("R(A)1") and "Government, Institution or Community" ("G/IC")

1. Background

On 21.3.2023, the applicant submitted the current application to rezone the application site (the Site) from "AGR" and "GB" to "R(A)", "R(A)1" and "G/IC" (**Plan Z-1**) to facilitate a residential development with commercial, G/IC and transport facilities. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 20.3.2025, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months in order to prepare further information (FI) to address departmental comments (**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. 33A¹) in that the deferment would allow the applicant to prepare FI to address outstanding issue(s).

- 3.2 Should the Committee agree to defer 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 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

Appendix I
Plan Z-1

Letter dated 20.3.2025 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
MARCH 2025

¹ TPB PG-No. 33A is applicable to this application which was received before the promulgation of the revised guidelines TPB PG-No. 33B on 1.9.2023.