

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

**APPLICATION NO. Y/NE-LK/1**

*(2<sup>nd</sup> Deferment)*

- Applicant** : Galaxy Rich Investment Limited represented by Aikon Development Consultancy Limited
- Plan** : Approved Luk Keng and Wo Hang Outline Zoning Plan (OZP) No. S/NE-LK/11
- Site** : Various Lots in D.D. 39 and Adjoining Government Land, Ha Wo Hang, Sha Tau Kok, New Territories
- Site Area** : About 119,602.3m<sup>2</sup> (including Government Land of about 17,581.5m<sup>2</sup>)
- Land Status** : (a) Block Government Lease (demised for agricultural use)(about 85.3% of the Site)  
(b) Government land (about 14.7% of the Site)
- Zonings** : (a) “Agriculture” (“AGR”) (about 116,014.2m<sup>2</sup> or 97% of the Site)  
(b) “Recreation” (“REC”) (about 3,588.1m<sup>2</sup> or 3% of the Site)
- Proposed Amendment** : Proposed Rezoning from “AGR” and “REC” to “Comprehensive Development Area” (“CDA”)

**1. Background**

On 1.6.2017, the applicant sought planning permission to rezone the application site (the Site) from “AGR” and “REC” to “CDA” on the approved Luk Keng and Wo Hang OZP No. S/NE-LK/11 (**Plan A-1**). The proposed “CDA” zone will be subject to a maximum plot ratio of 0.4, a maximum site coverage of 22.4% and a maximum building height of 3 storeys to facilitate a housing development cum nature conservation centre. On 7.8.2017, the applicant’s representative requested the Committee to defer making a decision on the application for two months in order to allow time to prepare further information (FI) to address the comments of relevant Government departments. On 25.8.2017, the Committee decided to defer a decision on the application for two months, as requested by the applicant, pending the submission of FI to address the departmental comments.

On 13.10.2017, the applicant submitted FI including various revised assessments, revised tree survey and preservation proposal, revised landscape proposal, a response-to-comments table and photomontages to respond to departmental comments on the application. The application is rescheduled for consideration by the Committee on 12.1.2018.

## 2. **Request for Deferment**

On 27.12.2017, 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 to prepare further information (FI) to address the comments of relevant Government departments (**Appendix I**).

## 3. **Planning Department's Views**

- 3.1 The application has been deferred once for two months at the request of the applicant to allow time to address the departmental comments. Since the deferment in August 2017, the applicant has submitted FI on 13.10.2017 including various revised assessments, revised tree survey and preservation proposal, revised landscape proposal, a response-to-comments table and photomontages to respond to departmental comments on the application. Nevertheless, the applicant needs more time to prepare FI to address the further comments from relevant Government departments, including Transport Department, Highways Department, Drainage Services Department, Environmental Protection Department, Agriculture, Fisheries and Conservation Department and Urban Design and Landscape Section, Planning Department, on the application.
- 3.2 The Planning Department has no objection to the request for 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. 33) in that the applicant needs more time to prepare FI to address the 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 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 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 second deferment of the application, the applicant should be advised that the Board has allowed a total of four 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 for the Committee's consideration at the next meeting.

5. **Attachments**

**Appendix I** Letter dated 27.12.2017 from the applicant's representative  
**Plan Z-1** Location Plan

**PLANNING DEPARTMENT  
JANUARY 2018**