

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

APPLICATION NO. Y/KTN/1
(for 2nd Deferment)

- Applicants** : The Light Corporation Limited and Dacars Limited represented by Lanbase Surveyors Limited
- Site** : Lots 684 RP (Part), 711 RP (Part), 717 (Part), 718 RP (Part), 719 (Part), 721 RP (Part) and 2158 RP (Part) in D.D. 92 and Adjoining Government Land, Kwu Tung North, New Territories
- Site Area** : 6,430m² (about) (including about 285m² of Government Land)
- Plan** : Approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/2
- Zoning** : “Comprehensive Development Area” (“CDA”)
- Proposed Amendment** : To rezone the application site from “CDA” to “Residential (Group B) 1” (“R(B)1”)

1. Background

- 1.1 On 6.11.2017, the applicant submitted the application and proposed to rezone the application site from “CDA” to “R(B)1” for a proposed residential development with a plot ratio of 3.7 and building height of 55mPD (**Plan A-1**).
- 1.2 On 26.1.2018, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow two months’ time for the applicant to prepare further information (FI) to address departmental comments.

2. Request for Deferment

On 21.3.2018, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) requesting the Board to further defer the consideration of the application for another two months to allow more time for the applicant to prepare FI to address departmental comments. According to the applicant, the consultant is revising the layout plan, tree preservation proposal and traffic data and discussing with the Urban Design Unit of Planning Department on the viewpoints of the photomontages

for the preparation of visual impact assessment. More time is required for the preparation of FI (**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 more time to address departmental comments. Since the first deferment on 26.1.2018, the applicant has liaised the Urban Design Unit of Planning Department and submitted proposed viewpoints for revising the visual impact assessment. However, the applicant needs more time to prepare revised layout plan, tree preservation proposal, traffic data and visual impact assessment.
- 3.2 The Planning Department has no objection to the request for 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. 33) in that the applicant needs more time to prepare FI in response to 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 making 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 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 Committee 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter of 21.3.2018 from the applicant
Plan Z-1	Location Plan