

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

**APPLICATION NO. Y/KTN/1
*(for 4th Deferment)***

<u>Applicant</u>	:	The Light Corporation Limited and Dacars Limited represented by Lanbase Surveyors Limited
<u>Site</u>	:	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
<u>Site Area</u>	:	6,430m ² (about) (including about 285m ² of Government land, about 4.4%)
<u>Lease</u>	:	Block Government Lease (demised for partly agricultural uses and partly house uses)
<u>Plan</u>	:	Approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/2
<u>Zoning</u>	:	“Comprehensive Development Area” (“CDA”) [Restricted to a maximum plot ratio (PR) of 0.4, a maximum site coverage (SC) of 20%, and a maximum building height (BH) of 3 storeys (9m) including one storey of car park, and minor relaxation clause]
<u>Proposed Amendment</u>	:	Rezoning from “CDA” to “Residential (Group B) 1” (“R(B)1”) [Restricted to max. PR of 3 and max. BH of 55mPD]

1. Background

- 1.1 On 6.11.2017, the applicant submitted an application seeking amendment of the OZP to rezone the application site from “CDA” to “R(B)1” for a proposed residential development (**Plan Z-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 2 months’ time for preparation of further information (FI) to address departmental comments.
- 1.3 On 6.4.2018, the Committee agreed to defer a decision on the application as requested by the applicant to allow 2 months’ time for preparation of FI as they were revising layout plan, tree preservation proposal, traffic data and Visual Impact Assessment (VIA), to address departmental comments. On 8.6.2018, 13.6.2018, 14.6.2018 and 20.6.2018, the applicant submitted FI including revised development restrictions, a new VIA, a revised traffic impact assessment (TIA), a revised Landscape Master Plan (LMP), a revised tree survey report and a revised Master Layout Plan (MLP).

1.4 On 7.9.2018, the Committee agreed to defer a decision on the application as requested by the applicant to allow 2 months' time for preparation of FI such as Environmental Assessment (EA) and Sewerage Impact Assessment (SIA) to address departmental comments. On 8.11.2018, 12.11.2018 and 15.11.2018, the applicant submitted FI, including revised development restrictions, a revised MLP, revised photomontages, and revised TIA, as well as new EA and SIA for the consideration of Environmental Protection Department (EPD) and Drainage Services Department (DSD). The FI was accepted but not exempted from publication and recounting requirements. The application is scheduled for consideration by the Committee on 1.2.2019.

2. **Request for Deferment**

On 16.1.2019, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision for a period of 2 months to allow more time to prepare FI such as those related to SIA in response to further comments of various government departments (**Appendix I**).

3. **Planning Department's Views**

- 3.1 The application has been deferred three times for a total of six months at the requests of the applicant to allow more time to address departmental comments. Since the third deferment in September 2018, the applicant has submitted FI including revised development restrictions, a revised MLP, revised photomontages, a revised TIA, a new EA and a new SIA. The applicant has demonstrated efforts in preparing various technical assessments in support of the application. As EPD and DSD have comments on the newly submitted SIA, the applicant needs more time to address the departmental comments on the SIA.
- 3.2 PlanD has no objection to the request for deferment as the justification 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 further information to address 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 3 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 fourth deferment of the application, the applicant should be reminded that the Committee has allowed a total of 8 months for the preparation of submission of further information, this is the last deferment and no further deferment would be granted.

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 from the applicant dated 16.1.2019 requesting for deferment

Plan Z-1 Location plan

**PLANNING DEPARTMENT
FEBRUARY 2019**