

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

APPLICATION NO. Y/NE-KTS/11

(for 2nd Deferment)

- Applicants** : Winner International Worldwide Limited and Silver Noble International Worldwide Limited represented by Lawson David & Sung Surveyors Limited
- Plan** : Draft Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/15
- Application Site** : Lots 3350 S.B ss.1 S.A, 3351 S.B ss.1 (Part) and 3351 S.B ss.2 (Part) in D.D. 91 and Adjoining Government Land, Fan Kam Road, New Territories
- Site Area** : 4,748 m² (about)
- Lease** : (a) Block Government Lease (demised for agricultural use) (about 91% of the Site)
(b) Government land (about 9% of the Site)
- Zoning** : “Green Belt” (“GB”)
- Proposed Amendment** : Rezoning from “GB” to “Commercial” (“C”)

1. Background

- 1.1 On 18.5.2017, the applicants’ agent submitted the application for rezoning the application site from “GB” to “C” on the draft Kwu Tung South OZP No. S/NE-KTS/15 to facilitate a proposed commercial development with ‘shop and services’ and ‘eating place’ uses (**Plan Z-1**). On 11.8.2017, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application for two months, as requested by the applicants, to allow time for the applicants to address the comments of relevant Government departments.
- 1.2 On 12.10.2017 and 23.10.2017, the applicants submitted further information (FI) with revised/new technical assessments. The application is scheduled for consideration by the Committee on 12.1.2018.

2. Request for Deferment

On 27.12.2017, the applicants’ agent wrote to the Secretary of the Town Planning Board

(**Appendix I**) and requested the Committee to defer the consideration of the application in order to allow two months' time to prepare FI to address comments from Government departments.

3. Planning Department's View

3.1 The application has been deferred once for two months at the request of the applicants to allow more time to address the departmental comments. Since the first deferment, the applicants have submitted FI to address departmental comments on 12.10.2017 and 23.10.2017. However, the applicants stated that they need more time for the preparation of FI to address departments' further comments.

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 applicants need more time to provide FI in response to departmental comments, the deferment period is not indefinite, and that the deferment would not affect the interests of other relevant parties.

3.2 Should the Committee agree to defer the consideration of the application, the application will be submitted to the Committee for consideration within three months upon receipt of further submission from the applicants. If the FI submitted by the applicants 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. The applicants should be advised that the Committee has allowed a maximum period of two months for preparation of submission of FI. Since it is the second deferment, the applicants 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 applicants' 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

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| Appendix I | Letter of 27.12.2017 from the applicants' agent |
| Plan Z-1 | Location Plan |