

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

APPLICATION NO. Y/NE-KTS/12

(for 1st Deferment)

- Applicant** : Base One Limited represented by Llewelyn-Davies Hong Kong Limited
- Plan** : Approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/16
- Application Site** : Lots 884 RP, 887 S.C RP (Part), 888, 889 (Part), 891 to 896, 897 RP (Part), 898 RP, 899, 900, 901 S.A RP, 901 RP, 929 S.C RP (Part), 930 RP, 931 (Part), 934 (Part), 935 S.A (Part) and 936 RP (Part) in D.D. 92 and Adjoining Government Land, Sheung Shui, New Territories
- Site Area** : 37,560m² (about) (including about 3,000m² of Government land)
- Lease** : (a) Block Government Lease (demised for agricultural use) (about 92% of the Site)
(b) Government land (about 8% of the Site)
- Zoning** : “Comprehensive Development Area” (“CDA”) (about 97% of the site)
[Max. Plot Ratio (PR): 0.4
Max. Site Coverage (SC): 20%
Max. Building Height (BH): 3 storeys including car park
Minor Relaxation Clause]
- “Recreation” (“REC”) (about 1.5% of the site)
[Max. PR: 0.2
Max. BH: 2 storeys (6m)
Minor Relaxation Clause]
- “Government, Institution or Community” (“G/IC”) (about 0.9% of the site)
- Area shown as ‘Road’ (about 0.6% of the site)
- Proposed Amendment** : Rezoning from “CDA”, “REC”, “G/IC” and an area shown as ‘Road’ to “Comprehensive Development Area (1)” (“CDA(1)”)

1. Background

On 30.8.2018, the applicant’s agent submitted the application for rezoning the application site to facilitate a proposed residential development (**Plan Z-1**). The

application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 16.11.2018.

2. Request for Deferment

On 2.11.2018, the applicant's agent wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer the consideration of the application in order to allow two months' time for the applicant to prepare further information to address comments from Government departments (**Appendix I**).

3. Planning Department's View

3.1 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 further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

3.2 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 further submission from the applicant. If the further information 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. The applicant should be advised that the Committee has allowed two months for preparation of submission of further information 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 of 2.11.2018 from the applicant's agent

Plan Z-1 Location Plan