

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

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

- Applicant** : The Light Corporation Limited represented by Landbase Surveyors Limited
- Site** : Lots 684 RP, 705RP, 706RP, 709RP (Part), 711 RP (Part), 712, 713RP, 714RP, 715, 716, 717 RP(Part), 718 RP (Part), 719, 721 RP (Part) and 2158 RP (Part) in D.D. 92 and adjoining Government Land, Kwu Tung North, New Territories
- Site Area** : 15,409m² (about) (including about 340 m² of Government land (about 4%))
- Lease** : Block Government Lease (demised for agricultural/ or house uses)
- Plan** : Approved Kwu Tung North Outline Zoning Plan (OZP) No. S/KTN/2
- Zoning** : “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]
- Proposed Amendment** : Rezoning from “CDA” to
“Residential (Group B) 1” (“R(B)1”) for the southern portion (about 6,757m²)
[Restricted to max. PR of 3 and max. BH of 55mPD] and
“Residential (Group C)1” (“R(C)1”) for the northern portion (about 8,652m²)
[Restricted to max. PR of 1.1 and max. BH of 8.23m (3 storeys)]

1. Background

On 16.12.2020, the applicant submitted an application seeking amendment of OZP to rezone the southern portion of the application site (the Site) (**Plan Z-1a**) from “CDA” to “R(B)1” and rezoning the northern portion of the Site from “CDA” to “R(C)1” for proposed residential developments. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 12.3.2021.

2. Request for Deferment

On 3.3.2020, the applicant 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 the departmental comments (**Appendix I**).

3. Planning Department's Views

- 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 3 months upon receipt of further information 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter from the applicant dated 3.3.2021 requesting for deferment
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2021**