

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

APPLICATION NO. Y/KTN/2
(for 3rd Deferment)

<u>Applicant</u>	: The Light Corporation Limited represented by Lanbase Surveyors Limited
<u>Site</u>	: Lots 684 RP, 705 RP, 706 RP, 709 RP (Part), 711 RP (Part), 712, 713 RP, 714 RP, 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
<u>Site Area</u>	: 15,409m ² (about) (including about 340 m ² of Government land (about 4%))
<u>Lease</u>	: Block Government Lease (demised for agricultural/ or 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]
<u>Proposed Amendment</u>	: Rezoning from “CDA” to “Residential (Group B) 1” (“R(B)1”) for the southern portion (about 6,757m ²) [Restricted to max. PR of 3 and max. BH of 55mPD] and “Residential (Group C)1” (“R(C)1”) for the northern portion (about 8,652m ²) [Restricted to max. PR of 1.1 and max. BH of 8.23m (3 storeys)]

1 Background

- 1.1 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-1**) from “CDA” to “R(B)1” and rezoning the northern portion of the Site from “CDA” to “R(C)1” for proposed residential developments.
- 1.2 On 12.3.2021 and 24.12.2021, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow time to prepare further information (FI) to address the departmental comments.
- 1.3 On 11.5.2021, 27.7.2021, 30.9.2021, 15.10.2021, 18.10.2021 and 21.1.2022, the applicant submitted FI, including revised layout plans, visual impact assessment, landscape master plan, environment assessment, ecological impact assessment, sewerage impact assessment and traffic impact assessment, to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2 Request for Deferment

- 2.1 On 24.3.2022, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer the consideration of the application for three weeks (one meeting according to the applicant) in order to allow more adequate time to provide further information in response to the comments from government departments. (Appendix I)

3 Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the third 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. 33A¹) 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 interest of other relevant parties.
- 3.2 Should the Committee agree to defer 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 could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. Since it is the third deferment of the application, the applicant should be advised that the Committee has allowed a total of 4.5 months for preparation of the 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 from the applicant dated 24.3.2022 requesting for deferment
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
APRIL 2022**

¹ The number of deferments to be granted stipulated under TPB PG-No.33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.