

RNTPC Paper No. Y/YL-KTN/4A
For Consideration by
the Rural and New Town
Planning Committee
on 14.2.2025

APPLICATION FOR PERMISSION
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/YL-KTN/4
(for 2nd Deferment)

<u>Applicants</u>	: Kimpton Investments Limited, Pacific Top Development Limited and Worldchamp Investments Limited represented by KTA Planning Limited
<u>Site</u>	: Lots 121, 137, 138, 139, 144, 145, 519 RP (Part) and 520 RP in D.D. 110 and Adjoining Government Land (GL), Kam Tin Road, Shek Kong, Yuen Long
<u>Site Area</u>	: About 32,675m ² (including about 11,321m ² or 35% of GL)
<u>Lease</u>	: Block Government Lease demised for agricultural purposes
<u>Plan</u>	: Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 (currently in force) Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9 (at the time of submission) [No change to the zoning of the application site on the OZP]
<u>Zonings</u>	: “Open Space” (“O”) (about 17,600m ² or 54%) “Residential (Group C) 2” (“R(C)2”) (about 15,075m ² or 46%) [restricted to maximum plot ratio (PR) of 0.4 and a maximum building height (BH) of 3 storeys (9m)]
<u>Proposed Amendments</u>	: To rezone the application site from “O” and “R(C)2” to “Residential (Group C) 4” (“R(C)4”)

1. Background

- 1.1 On 11.8.2022, the applicants submitted the current application to rezone the application site (**Plan A-1**) from “O” and “R(C)2” to “R(C)4” to facilitate a residential development.
- 1.2 On 20.9.2024, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board agreed to defer making a decision on the application for

two months, as requested by the applicants, in order to allow time for preparation of further information (FI) to address departmental comments.

- 1.3 On 19.11.2024, the applicants submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 28.1.2025, the applicants' representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time for preparation of FI to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second deferment as the justifications 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. 33A)¹ in that the deferment would allow the applicants to prepare FI to address outstanding issues.
- 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 FI from the applicants. If the FI by the applicants 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. The applicants should be advised that the Committee has allowed a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter from the applicants' representative dated 28.1.2025
Plan Z-1	Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2025**

¹ TPB PG-No. 33A is applicable to this application which was received before the promulgation of the revised guidelines TPB PG-No. 33B on 1.9.2023.