

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

**APPLICATION NO. Y/YL-KTS/5**

*(for 3<sup>rd</sup> Deferment)*

- Applicant** : All Bloom International Limited represented by Aikon Development Consultancy Limited
- Site** : Lots 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1447, 1448, 1472, 1476, 1477 S.A, 1478 RP, 1495, 1497, 1500, 1501, 1502 and 1503 in D.D. 106 and Adjoining Government Land, Kam Sheung Road, Kam Tin, Yuen Long
- Site Area** : About 28,067 m<sup>2</sup> (including about 368.6m<sup>2</sup> of Government Land (1.3%))
- Lease** : Block Government Lease (demised as agricultural use)
- Plan** : Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15 [Draft Kam Tin South OZP No. S/YL-KTS/14 at the time of submission. The zoning of the application site remains unchanged on the approved OZP.]
- Zoning** : “Agriculture” (“AGR”) (about 83.2%)  
“Village Type Development” (“V”) (about 16.8%)  
[Maximum building height of 3 storeys (8.23m)]
- Application** : Rezoning from “AGR” and “V” to “Residential (Group C)” (“R(C)”)

**1. Background**

- 1.1 On 4.4.2018, the applicant submitted the subject application to seek planning permission to rezone the application Site (the Site) from “AGR” and “V” to “R(C)” for a residential development (**Plan Z-1**).
- 1.2 On 15.6.2018, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow two months’ time for the applicant to prepare further information to address departmental comments. On 15.8.2018, 22.10.2018, 7.1.2019 and 14.3.2019, the applicant submitted further information including new and

revised technical assessments to address departmental comments.

- 1.3 On 22.3.2019, the Committee agreed to defer a decision on the application, as requested by the applicant, to allow two months' time to address further departmental comments. On 20.5.2019 and 5.8.2019, the applicant submitted further information including revised technical assessments in response to departmental comments. The application is scheduled for consideration by the Committee on 1.11.2019.

## **2. Request for Deferment**

On 15.10.2019, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application so as to allow 2 months' time for preparation of further information to address further departmental comments (**Appendix I**).

## **3. Planning Department's Views**

- 3.1 The application has been deferred twice for a total of 4 months upon the requests of the applicant to allow more time to address the departmental comments. Since the last deferment on 22.3.2019, the applicant has submitted further information on 20.5.2019 and 5.8.2019 to address departmental comments. The applicant explains that he needs more time to address further comments from relevant department.
- 3.2 The Planning Department has no objection to the request for 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. 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 interest of other relevant parties.
- 3.3 Should the Committee agree to defer a decision on the application, the application would 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 decision. The applicant should be advised that the Committee has allowed a further 2 months for the preparation of submission of further information. Since this is the third deferment, the applicant should also be advised that the Committee has allowed a total of 6 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**

<b>Appendix I</b>	Letter dated 15.10.2019 from the applicant's representative requesting for deferment
<b>Plan Z-1</b>	Location plan

**PLANNING DEPARTMENT  
NOVEMBER 2019**