

RNTPC Paper No. Y/YL-KTS/5C
For Consideration by
the Rural and New Town
Planning Committee
on 6.3.2020

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

APPLICATION NO. Y/YL-KTS/5
(for 4th 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 28,067m² (including about 368.6m² 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)]
- Proposed Amendment** : 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 amendment of the OZP to rezone the application Site (the Site) from “AGR” and “V” to “R(C)” for a proposed 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 for the applicant to address further departmental comments. On 20.5.2019 and 5.8.2019, the applicant submitted

further information including revised Traffic Impact Assessment, Environmental Assessment, Ecological Impact Assessment, Sewage Impact Assessment and landscape drawings in response to departmental comments.

- 1.4 On 1.11.2019, the Committee agreed to defer a decision on the application, as requested by the applicant, to allow two months' time for the applicant to address further departmental comments. On 18.12.2019, the applicant submitted further information including revised parking arrangement and traffic capacity assessment in response to departmental comments. The application is scheduled for consideration by the Committee on 6.3.2020.

2. Request for Deferment

On 19.2.2020, 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 the Environmental Protection Department (EPD)'s comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred three times for a total of six months upon the requests of the applicant to allow more time to address the departmental comments. Since the third deferment on 1.11.2019, the applicant has submitted further information mainly related to traffic arrangement on 18.12.2019 to address departmental comments. The applicant explains that he needs more time to address comments from the EPD.
- 3.2 The Planning Department has no objection to the request for deferment as the justification 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 interests of other relevant parties.
- 3.3 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 can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. Since it is the fourth deferment of the application, the applicant should also be reminded that the Committee has allowed a total of 8 months for the preparation of submission of further information, this is the last deferment and no further deferment would be granted.

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 dated 19.2.2020 from the applicant's representative requesting for deferment

Plan Z-1 Location plan

**PLANNING DEPARTMENT
MARCH 2020**