

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/604
(2nd Deferment)

- Applicant** : Bright Strong Limited represented by Llewelyn-Davis Hong Kong Ltd.
- Site** : Lots 980 (Part), 981 RP (Part), 1008 RP, 1009 RP, 1010 RP, 1011, 1012, 1013, 1015 RP, 1017 RP (Part), 1018 RP (Part), 1554 RP (Part), 1555 S.A, 1555 S.B RP (Part), 1557 RP, 1558, 1559, 1560, 1562 (CF) S.B, 1562 (CF) S.B, 1562 (CF) S.D, 1562 (CF) RP, 1748 RP, 1749 RP, 1750A6 RP (Part), 1750A8, 1750A9, 1763 RP (Part), 1764, 1765, 1766 RP (Part), 1767 RP (Part), 1768, 1769, 1770, 1771 RP, 1776 RP, 1777 RP (Part), 1778, 1779, 1780, 1783 (Part), 1795 (Part), 1796 (Part), 1797 (Part), 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1816, 1817, 1819, 1820, 1821, 1822, 1823 S.A, 1823 S.B, 1823 S.C ss.1, 1823 S.C RP, 1823 S.D ss.1, 1823 S.D RP, 1823 S.E ss.1, 1823 S.E ss.2, 1823 S.E RP, 1823 S.F ss.1, 1823 S.F RP, 1823 RP, 1825 S.A, 1825 S.B, 1825 S.C, 1825 S.D, 1825 S.E, 1825 RP, 1826, 1827, 1828, 1829, 1830 S.A, 1830 RP, 1831 S.A, 1831 RP, 1832 S.A, 1832 RP, 1833, 1834, 1835, 1836 (Part), 1837 (Part), 1838 (Part), 1839 (Part), 1840 (Part), 1847 RP, 1866A RP, 1866B RP, 1874, 1876 S.A, 1876 S.B, 1876 RP (Part) and 1905 RP in D.D 107 and Adjoining Government Land, Cheung Chun San Tsuen, Kam Tin, Yuen Long
- Site Area** : about 156,065 m² (Including Government Land of about 24,940m²)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
- Zoning** : “Comprehensive Development Area (1)” (about 98.3%)
[restricted to a maximum plot ratio of 1.2 and a maximum building height in terms of number of storeys as stipulated on the OZP, i.e. 16-storeys]
- “Comprehensive Development Area” (about 1.7%)
[restricted to a maximum domestic gross floor area of 345,400m², a maximum non-domestic gross floor area of 10,000m² and a maximum building height of 14 storeys]

Application : Proposed Flat, Shop and Services, Eating Place, School and Public Transport Terminus or Station uses and Minor Relaxation of Plot Ratio and Building Height Restrictions

1. Background

- 1.1 The applicant seeks planning permission to use the application site (the Site) (**Plan A-1**) for proposed flat, shop and services, eating place, school and public transport terminus or station uses and minor relaxation of plot ratio and building height restrictions.
- 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 preparation of further information to address the comments of the relevant departments. On 17.8.2018, the applicant submitted further information including a revised master layout plan and revised technical assessments to address departmental comments. The application is scheduled for consideration by the Committee on 5.10.2018.

2. Request for Deferment

On 28.9.2018, 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 two months' time for the preparation of further information in response to departments' further comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once at the request of the applicant to allow two months time to address the departmental comments. Since the first deferment on 15.6.2018, the applicant has submitted further information on 17.8.2018 to address departmental comments. Nevertheless, the applicant needs more time to address further comments from relevant departments.
- 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 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 two 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 Committee's consideration. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a

total of four months for preparation of submission of further information as requested by the applicant, 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

Appendix I	Letter dated 28.9.2018 from the applicant's representative requesting for deferment
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2018**