

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/761
(2nd Deferment)

<u>Applicant</u>	: Glory Time Development Ltd. represented by Chih Design Limited
<u>Site</u>	: Lots 624 and 787 in D.D. 110 and Adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long
<u>Site Area</u>	: About 4,000.4m ² (including about 908m ² of Government Land (about 22.7%))
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
<u>Zonings</u>	: “Residential (Group D)” (“R(D)”) (89.7%) [maximum plot ratio of 0.4 and maximum building height of 3 storeys (9m)] “Residential (Group C) 2” (“R(C)2”) (10.3%) [maximum plot ratio of 0.4 and maximum building height of 3 storeys (9m)]
<u>Application</u>	: Proposed Residential Development (Houses)

1. Background

- 1.1 On 16.3.2021, the applicant submitted the subject application to seek planning permission to use the application site (the Site) (**Plan A-1**) for proposed residential development (houses).
- 1.2 On 14.5.2021, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow two months’ time for the applicant to prepare further information to address departmental comments. Subsequently, on 25.5.2021 and 26.5.2021, the applicant submitted further information to address departmental comments. The application is scheduled for consideration by the Committee on 23.7.2021.

2. Request for Deferment

On 6.7.2021, 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 preparation of further information in response to departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address departmental comments. Since the first deferment on 14.5.2021, the applicant submitted further information on 25.5.2021 and 26.5.2021 to address departmental comments. The applicant explains that more time is needed to address further departmental comments.
- 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 6.7.2021 from the applicant's representative requesting for deferment
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JULY 2021**