

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-KTN/761**  
***(4<sup>th</sup> Deferment)***

<b><u>Applicant</u></b>	: Glory Time Development Ltd. represented by CHIH Design Ltd.
<b><u>Site</u></b>	: Lots 624 and 787 in D.D. 110 and adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long
<b><u>Site Area</u></b>	: About 4,000.4 m <sup>2</sup> (including Government land (GL) of about 908m <sup>2</sup> (about 22.7%))
<b><u>Leases</u></b>	: (i) Lot 624 in D.D. 110 – Block Government Lease (demised for agricultural use)  (ii) Lot 787 in D.D. 110 – New Grant No. 1097 for private residential purposes only
<b><u>Plan</u></b>	: Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
<b><u>Zonings</u></b>	: “Residential (Group D)” (“R(D)”) (about 90%) [maximum plot ratio of 0.4 and maximum building height of 3 storeys (9m)]  “Residential (Group C)2” (“R(C)2”) (about 10%) [maximum plot ratio of 0.4 and maximum building height of 3 storeys (9m)]
<b><u>Application</u></b>	: Proposed Residential Development (Houses)

**1. Background**

- 1.1 On 16.3.2021, the applicant submitted the current application to seek planning permission (**Plan A-1**) for proposed residential development (houses) at the application site (the Site).
- 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.

- 1.3 On 23.7.2021, the Committee agreed to defer a decision on the application, as requested by the applicant, to allow two months' time to address further comments from concerned departments. Subsequently, on 27.8.2021, the applicant submitted further information including a revised Traffic Impact Assessment and a revised Environmental Assessment to address departmental comments.
- 1.4 On 15.10.2021, the Committee agreed to further defer a decision on the application, as requested by the applicant, to allow two months' time to address further comments from concerned departments. Subsequently, on 22.10.2021, 26.10.2021 and 29.11.2021, the applicant submitted further information including supplementary mitigation measures for the Environmental Assessment and vehicular manoeuvring plan to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 7.12.2021, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to further defer making a decision on the application for two months in order to await for outstanding departmental comments on the application (**Appendix I**).

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

- 3.1 The application has been deferred three times for a total of six months at the requests of the applicant to allow more time to address departmental comments. Since the last deferment on 15.10.2021, the applicant submitted further information twice as detailed in paragraph 1.4 to address departmental comments and is awaiting departmental response. The applicant hence needs more time to resolve the outstanding departmental comments on the application.
- 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. 33A<sup>1</sup>) in that the deferment would allow the applicant to address outstanding issue(s), 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 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 fourth deferment of the application, the applicant should be advised that the Committee has allowed a total of eight months for preparation of submission of further information as requested by the applicant, and no further deferment would be granted.

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<sup>1</sup> The number of deferments to be granted stipulated under TPB PG-No. 33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.

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 6.12.2021 from the applicant's representative requesting for deferment
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
DECEMBER 2021**