

RNTPC Paper No. A/YL-KTN/945  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 8.9.2023

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

**APPLICATION NO. A/YL-KTN/945  
*(for 1<sup>st</sup> Deferment)***

- Applicant** : Glory Time Development Ltd. represented by Chih Design Ltd.
- Site** : Lots 624 and 787 in D.D. 110 and adjoining Government Land, Kam Tin Road, Shek Kong San Tsuen, Yuen Long
- Site Area** : About 4,000.4 m<sup>2</sup> (including Government land of about 908m<sup>2</sup> (22.7%))
- Leases** : (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
- Plan** : Draft Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/10
- Zoning** : “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)]
- Application** : Proposed Residential Development (Houses) and Minor Relaxation of Building Height Restriction

**1. Background**

On 20.7.2023, the applicant submitted the current application to seek planning permission to use the application site for proposed residential development (houses) and minor relaxation of building height restriction (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

## **2. Request for Deferment**

On 24.8.2023, 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 for two months in order to allow time for preparation of further information to address the departmental comments (**Appendix I**).

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

- 3.1 The Planning Department has no objection to the request for the first 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) in that the deferment would allow the applicant to prepare further information to address outstanding issue(s).
- 3.2 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 could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of the 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 to the Committee for consideration at the next meeting.

## **5. Attachments**

<b>Appendix I</b>	Letter from the applicant's representative dated 24.8.2023
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
SEPTEMBER 2023**