

RNTPC Paper No. A/YL-KTN/964
For Consideration by
the Rural and New Town
Planning Committee
on 26.1.2024

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/964
(for 1st Deferment)

- Applicant** : Ease Gold Development Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Lot 1071 in D.D. 103, Ha Ko Po Tsuen, Kam Tin, Yuen Long
- Site Area** : About 16,293m²
- Lease** : New Grant No. 23087
(a) restricted for private residential purpose
(b) total gross floor area shall not exceed 23,299m²
- Plan** : Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 (currently in force)

Draft Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/10 (at the time of submission)
[No change to the zoning of the application site on the OZP]
- Zoning** : “Residential (Group E)”
[maximum plot ratio of 1.2 and maximum building height of 13 storeys (excluding basement floor(s))]
- Application** : Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Residential Development

1. Background

On 19.10.2023, the applicant submitted the current application to seek planning permission for proposed minor relaxation of plot ratio and building height restrictions for permitted residential development at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 16.2.2024.

2. Request for Deferment

On 22.1.2024, 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. 33B) 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 information 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

Appendix I Letter from the applicant's representative dated 22.1.2024

Plan A-1 Location Plan

**PLANNING DEPARTMENT
JANUARY 2024**