

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/647
(3rd Deferment)

- Applicant** : Ease Gold Development Limited represented by Llewelyn-Davies Hong Kong Ltd.
- Site** : Lots 215 S.C, 242 S.B RP, 264 S.B RP, 266 S.A, 266 RP, 267, 268, 269 S.B RP, 269 S.B ss.2 RP, 270, 271, 272, 275, 277(part), 295 (part) and 296 S.B RP (part) in D.D.103 and Adjoining Government Land, Ha Ko Po Tsuen, Kam Tin, Yuen Long
- Site Area** : About 16,245 m² (including Government land of about 2,387m²(14.7%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
- Zoning** : “Residential (Group E)” (“R(E)”) [maximum plot ratio of 1.2 and maximum building height of 13 storeys (excluding basement floor(s))]
- Application** : Proposed Residential Development (Flat)

1. Background

- 1.1 On 28.2.2019, the applicant submitted the subject application to seek planning permission to use the application site (the Site) (**Plan A-1**) for proposed residential development (flat).
- 1.2 On 12.4.2019, 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. Subsequently, on 3.5.2019 and 12.6.2019, the applicant submitted further information including revised technical assessments to address departmental comments.

- 1.3 On 21.6.2019, 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 19.7.2019, the applicant submitted further information including revised layout and technical assessments to address departmental comment. The application is scheduled for consideration by the Committee at this meeting.

2. **Request for Deferment**

On 28.8.2019, 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 further comments from the concerned departments (**Appendix I**).

3. **Planning Department's Views**

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant to allow more time to address the departmental comments. Since the last deferment on 21.6.2019, the applicant submitted further information on 19.7.2019 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 third deferment of the application, the applicant should be advised that the Committee has allowed a total of six 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 28.8.2019 from the applicant's representative
requesting for deferment

Plan A-1 Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2019**