

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/715
(1st Deferment)

- Applicant** : Bright Strong Limited represented by Grandmax Surveyors Limited
- Site** : Lots 1555 S.A (Part), 1555 S.B RP (Part), 1557 RP (Part), 1558 (Part) and 1559 (Part) in D.D. 107, Cheung Chun San Tsuen, Kam Tin, Yuen Long
- Site Area** : About 9,763m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
- Zoning** : “Comprehensive Development Area (1)”
[restricted to a maximum plot ratio of 1.2 and a maximum building height of 16 storeys]
- Application** : Proposed Temporary Site Office and Plant Nursery with Ancillary Open Storage of Building Materials, Tools and Equipment, Landscaping Equipment and Hardware and Ancillary Staff Car Park for a Period of 3 Years

1. Background

- 1.1 On 26.5.2020, the applicant submitted the subject application to seek planning permission to use the application site (the Site) (**Plan A-1**) for proposed temporary site office and plant nursery with ancillary open storage of building materials, tools and equipment, landscaping equipment and hardware and ancillary staff car park for a period of 3 years.
- 1.2 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 24.7.2020 for consideration of the application has been rescheduled, and the Town Planning Board (the Board) has agreed to defer consideration of the application. The application is now scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 13.7.2020, 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 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.

3.2 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 can be processed within a shorter time, the application could be submitted to an earlier meeting for Committee's consideration. The applicant should be advised that the Committee has allowed two 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 13.7.2020 from the applicant's representative requesting for deferment |
| Plan A-1 | Location Plan |

**PLANNING DEPARTMENT
SEPTEMBER 2020**