

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTN/663
(2nd Deferment)

- Applicant** : Bright Strong Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Lots 1783 (Part), 1784 RP, 1788 RP, 1789 RP, 1790 RP (Part), 1791 RP, 1795 (Part), 1796 (Part), 1797 (Part), 1836 (Part), 1927 S.A and 1927 RP (Part) in D.D. 107 and Adjoining Government Land, Kam Tin, Yuen Long
- Site Area** : About 279,925m² (including Government Land of about 87,376 m² (about 31%))
- Lease** : New Grant Lot No. 21263

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” (about 98%)
[restricted to a maximum domestic gross floor area (GFA) of 345,400m², a maximum non-domestic GFA of 10,000m² and a maximum building height of 14 storeys]

“Comprehensive Development Area (1)” (about 2%)
[restricted to a maximum plot ratio of 1.2 and a maximum building height of 16 storeys]
- Application** : Proposed Flat with Minor Relaxation of Building Height Restriction and Public Vehicle Park (excluding container vehicle) (Proposed Amendments to Approved Master Layout Plan)

1. Background

- 1.1 On 3.5.2019, the applicant submitted the subject application to seek planning permission to use the application site (the Site) (**Plan A-1**) for proposed flat with minor relaxation of building height restriction and public vehicle park (excluding container vehicle) (proposed amendments to approved master layout plan).
- 1.2 On 21.6.2019, 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 the applicant to prepare further information to address the departmental comments. Subsequently, on 16.8.2019, 25.9.2019, 11.10.2019, 25.10.2019 and 29.11.2019, the applicant submitted further information including revised technical assessments to address departmental comments. The application is scheduled for consideration by the Committee on 13.12.2019.

2. **Request for Deferment**

On 4.12.2019, 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 departmental comments (**Appendix I**).

3. **Planning Department's Views**

3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address the departmental comments. Since the first deferment on 21.6.2019, the applicant submitted further information between August and November 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 second deferment of the application, the applicant should be advised that the Committee has allowed a total of four 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 4.12.2019 from the applicant's representative requesting for deferment

Plan A-1

Location Plan

**PLANNING DEPARTMENT
DECEMBER 2019**