

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

**APPLICATION NO. A/YL-KTN/676**  
***(3<sup>rd</sup> Deferment)***

- Applicant** : 敦昌發展有限公司
- Site** : Lots 624 and 787 in D.D. 110, Kam Tin Road, Shek Kong San Tsuen, Yuen Long
- Site Area** : About 3,092.4 m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)  
(Lot 624 in D.D. 110)  
  
New Grant Lot held under New Grant No. 1097  
(Lot 787 in D.D. 110)
- Plan** : Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9
- Zoning** : “Residential (Group D)” (“R(D)”) [maximum plot ratio of 0.4 and maximum building height of 3 storeys (9m)]
- Application** : Proposed Houses (New Territories Exempted Houses) (NTEHs)

**1. Background**

- 1.1 On 26.8.2019, the applicant submitted the subject application to seek planning permission to use the application site (the Site) (**Plan A-1**) for proposed houses (NTEHs).
- 1.2 On 18.10.2019, 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 departmental comments. Subsequently, on 16.12.2019, the applicant submitted further information to address departmental comments.
- 1.3 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 7.2.2020 for consideration of the application has been rescheduled, and the Town Planning Board (the Board) has agreed to defer consideration of the application.

- 1.4 On 20.3.2020, 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 department. Subsequently, on 15.5.2020, the applicant submitted further information including a revised drainage proposal to address departmental comments. The application is scheduled for consideration by the Committee on 10.7.2020.

## 2. **Request for Deferment**

On 24.6.2020, the applicant 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 departmental comments (**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 departmental comments. Since the last deferment on 20.3.2020, the applicant submitted further information on 15.5.2020 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**

<b>Appendix I</b>	Email dated 24.6.2020 from the applicant requesting for deferment
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
JULY 2020**