

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

**APPLICATION NO. A/NE-KTS/485**  
*(for 1<sup>st</sup> Deferment)*

- Applicants** : Mr. LEE Man Chun Raymond and Ms. WONG Man Yi represented by PlanPlus Consultancy
- Site** : Lot 2598 RP in D.D. 92, Kam Tsin, Kwu Tung South, New Territories
- Site Area** : About 708.1 m<sup>2</sup>
- Lease** : New Grant Lot for Private Residential Purpose
- Plan** : Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/16
- Zoning** : “Village Type Development” (“V”)  
[restricted to a maximum building height of 3 storeys (8.23m)]
- Application** : Proposed House (Redevelopment)

**1. Background**

- 1.1 On 3.1.2020, the applicants submitted the application to seek planning permission for proposed house (redevelopment) at the application site (**Plan A-1**).
- 1.2 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 21.2.2020 for consideration of the application has been rescheduled, and the Town Planning Board (the Board) has agreed to defer consideration of the application. Again, the meeting on 30.3.2020 has been rescheduled and the application is now scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

**2. Request for Deferment**

On 19.5.2020, the applicants wrote to the Secretary of the Board and requested the Board to defer the consideration of the application in order to allow two months’ time

for the applicants to prepare clarifications on issues raised by District Lands Officer/North, Lands Department (**Appendix I**).

**3. Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for deferment as the justification for deferment meets 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 applicants need 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 making 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 applicants. If the further information submitted by the applicants is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicants should be advised that the Committee has allowed two months for preparation of 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 applicants' 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**

<b>Appendix I</b>	Letter of 19.5.2020 from the applicants
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
MAY 2020**