

RNTPC Paper No. A/YL-KTS/850
For Consideration by
the Rural and New Town
Planning Committee
on 1.9.2020

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/850
(for 1st Deferment)

Applicant : Great Well Construction Engineering Limited represented by LANBASE Surveyors Limited

Site : Lot 1285 RP in D.D. 106, Kam Tin, Yuen Long

Site Area : About 406.2 m²

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15

Zoning : “Residential (Group D)” (“R(D)”) [maximum plot ratio of 0.2 and maximum building height of 2 storeys (6m)]

Application : Proposed House

1. Background

- 1.1 On 3.6.2020, the applicant submitted the subject application to seek planning permission for proposed house 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 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 16.7.2020, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application to allow two months’

time for the applicant to prepare further information to address departmental comments (**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 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 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 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 the 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 16.7.2020 from the applicant's representative requesting for deferment
Plan A-1	Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2020**