

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/811
(2nd Deferment)

- Applicant** : Harvest Well Technology Limited and Mr. Fan Chor-Ho represented by Lawson David and Sung Surveyors Limited
- Site** : Lots 101 S.F RP, 101 S.G, 101 S.H, 101 S.I and 101 S.J in D.D. 111, Fan Kam Road, Pat Heung, Yuen Long
- Site Area** : About 2,912.8m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
- Zoning** : “Residential (Group D)” (“R(D)”) [restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]
- Application** : Proposed Houses

1. Background

- 1.1 On 29.4.2019, the applicants submitted the subject application to seek planning permission to use the application site (the Site) (**Plan A-1**) for proposed houses.
- 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 applicants, to allow two months’ time for the applicants to prepare further information to address the departmental comments. The application is scheduled for consideration by the Committee on 6.9.2019.

2. Request for Deferment

On 20.8.2019, the applicants’ 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 applicants to allow more time to address the departmental comments. The applicants explain that they are conducting relevant topographic, tree and traffic surveys/studies, and need more time to prepare further information to address 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 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.
- 3.3 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 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 Committee's consideration. Since it is the second deferment of the application, the applicants should be advised that the Committee has allowed a total of four months for preparation of submission of further information as requested by the applicants, 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 for the Committee's consideration at the next meeting.

5. Attachments

- Appendix I** Letter dated 20.8.2019 from the applicants' representative requesting for deferment
- Plan A-1** Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2019**