

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KTS/479
(for 2nd Deferment)

- Applicant** : Mr. LIU Chun Long represented by Chuo Wang Development Consultant Limited
- Site** : Lot 894 S.L and 894 S.P in D.D. 94, Hang Tau, Sheung Shui, New Territories
- Site Area** : 113.7 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/16
- Zoning** : “Agriculture” (“AGR”) (about 82% of the Site)
“Village Type Development” (“V”) (about 18% of the Site)
- Application** : Proposed House (New Territories Exempted House (NTEH)— Small House)

1. Background

- 1.1 On 15.7.2019, the applicant submitted the application to seek planning permission for proposed house (NTEH—Small House) at the application site (**Plan A-1**).
- 1.2 On 6.9.2019, 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 (FI) to address departmental comments. Upon receipt of the FI on 11.11.2019 submitted by the applicant, the application is scheduled for consideration by the Committee at this meeting on 13.12.2019.

2. Request for Deferment

On 9.12.2019, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer the consideration of the application in order to allow two months’ time for the applicant to review the location of the Small House (**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 departmental comments. Since the first deferment on 6.9.2019, the applicant has submitted FI to address departmental comments. However, in view of the public comments received, the applicant needs more time to review the location of the Small House.
- 3.2 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.
- 3.3 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. 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 FI, 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 of 9.12.2019 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
DECEMBER 2019**