

RNTPC Paper No. A/NE-KLH/583A
For Consideration by the
Rural and New Town Planning
Committee on 26.6.2020

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KLH/583

(for 2nd Deferment)

- Applicant** : Mr. WAI Tze Pong represented by Spence Robinson Limited
- Site** : Lots 643B S.A RP, 643B S.B, 643B RP, 644 S.A, 644 S.B and 644 RP in D.D. 9, Yuen Leng Village, Tai Po, New Territories
- Site Area** : 1,220.4 m² (About)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Five Houses (New Territories Exempted Houses) (NTEHs)

1. Background

- 1.1 The applicant seeks planning permission for proposed five houses (New Territories Exempted Houses) at the application site (the Site) (**Plan A-1**).
- 1.2 On 6.3.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for preparing further information (FI) to address the departmental and public comments. On 29.4.2020 and 4.5.2020, the applicant submitted FI including a Response-to-Comments table, a revised site layout plan and revised sewage impact assessment to address the comments of the Water Supplies Department (WSD), Transport Department (TD), Environmental Protection Department (EPD) and Urban Design and Landscape Section of Planning Department (UD&L Section of PlanD). The application is scheduled for consideration by the Committee of the Board on 26.6.2020.

2. Request for Deferment

On 3.6.2020, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months in order to allow time to prepare FI to address the comments from EPD (**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 time to address the departmental and public comments. Since the deferment on 6.3.2020, the applicant has submitted FI on 29.4.2020 and 4.5.2020 to address the comments of WSD, TD, EPD and UD&L Section of PlanD. Nevertheless, the applicant needs more time to prepare FI to address the comments of EPD.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications 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 address the public and 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 FI 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 including the previous deferment for preparation 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter dated 3.6.2020 from the applicant's representative
Location Plan