

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

APPLICATION NO. A/NE-KLH/583

(for 3rd 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 On 14.1.2020, the applicant sought planning permission for proposed five houses (NTEHs) at the application site (the Site) (**Plan A-1**).
- 1.2 On 6.3.2020 and 26.6.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to the applicant’s requests to defer making a decision on the application each for two months to allow time for preparing further information (FI) to address the departmental and public comments. The latest FI was submitted on 25.8.2020 and the application is scheduled for consideration by the Committee on 23.10.2020.

2. Request for Deferment

On 5.10.2020, the applicant’s representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for another two months in order to allow more time to finalise the Noise Impact Assessment so as to address comments from Environmental Protection Department (EPD) (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred twice for a total period of four months at the request of the applicant to allow more time to address departmental and public comments. Since the second deferment on 26.6.2020, the applicant has submitted FI providing responses to departmental comments including a revised master layout plan and revised swept path for light goods vehicles. In order to allow more time to finalise the Noise Impact Assessment so as to address EPD's comments, the applicant requests the Committee to defer a decision on the application for another two months.
- 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 FI 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 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. The applicant should be advised that the Committee has allowed two months for preparation of submission of FI. Since it is the third deferment of the application, the applicant should be advised that the Board has allowed a total of six 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
Plan A-1

Letter dated 5.10.2020 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
OCTOBER 2020