

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATIONS NO. A/NE-TK/643 to 646
(for 1st Deferment)

<u>Applicants</u>	Mr. WONG Wing Him	(Application No. A/NE-TK/643)
	Mr. WONG Pui Yip	(Application No. A/NE-TK/644)
	Mr. WONG Yuen Keung	(Application No. A/NE-TK/645)
	Mr. LI Jurvin	(Application No. A/NE-TK/646)

All represented by Mr. YIP Fook Wah, Raymond

<u>Sites</u>	Lots 1028 S.B ss.5, 1034 S.A ss.2 S.C and 1034 S.B ss.5	(Application No. A/NE-TK/643)
	Lots 1028 S.B RP, 1034 S.A RP, 1034 S.A ss.2 RP and 1034 S.B RP	(Application No. A/NE-TK/644)
	Lot 1034 S.A ss.1	(Application No. A/NE-TK/645)
	Lots 1034 S.A ss.2 S.B and 1034 S.B ss.4	(Application No. A/NE-TK/646)

All in D.D. 23, Po Sam Pai, Tai Po, New Territories

<u>Site Areas</u>	About 116.6m ²	(Application No. A/NE-TK/643)
	About 112.6m ²	(Application No. A/NE-TK/644)
	About 97.9m ²	(Application No. A/NE-TK/645)
	About 115.9m ²	(Application No. A/NE-TK/646)

Lease Block Government Lease (demised for agricultural use)

Plan Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19

<u>Zonings</u>	“Village Type Development” (“V”)	“Agriculture” (“AGR”)	
	47.2%	52.8%	(Application No. A/NE-TK/643)
	65.8%	34.2%	(Application No. A/NE-TK/644)
	59.5%	40.5%	(Application No. A/NE-TK/645)
	50.7%	49.3%	(Application No. A/NE-TK/646)

Applications Proposed House (New Territories Exempted House (NTEH) - Small House)

1. Background

The applicants seek planning permission for the development of an NTEH (Small House) on each of the application sites (the Sites) (**Plan A-1**). The applications are

scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 3.8.2018.

2. Request for Deferment

On 24.7.2018, the applicants' representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the applications for two months so as to allow time for preparation of further information to address departmental and public 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 applicants need more time to prepare further information in response to departmental and public 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 a decision on the applications, the applications 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 applications could be submitted to an earlier meeting for the Committee's consideration. The applicants should be advised that the Committee has allowed two months for preparation of submission of further information, 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 applications will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I Letters dated 24.7.2018 from the applicants' representative
Plan A-1 Location plan