

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TK/653
(for 3rd Deferment)

<u>Applicant</u>	Mr CHAN Kwan-Yiu Samuel
<u>Site</u>	Lot 998 in D.D. 28 and adjoining Government Land, Lung Mei Village, Tai Po, New Territories
<u>Site Area</u>	About 120 m ² (including 55m ² of Government land)
<u>Land Status</u>	(a) New Grant No. 22228 (for non-industrial use) (about 54%) (b) Government land (about 46%)
<u>Plan</u>	Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
<u>Zonings</u>	“Village Type Development” (“V”) (about 21% of the site) “Green Belt” (“GB”) (about 79% of the site)
<u>Application</u>	Proposed House (New Territories Exempted House (NTEH) - Small House) and associated Site Formation

1. Background

- 1.1 On 5.9.2018, the applicant sought planning permission for an NTEH (Small House) and associated site formation on the application site (the Site) (**Plan A-1**).
- 1.2 On 2.11.2018 and 1.2.2019, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to the applicant’s request to defer making a decision on the application for two months each time to allow time for preparation of further information to support the application. The latest further information was submitted on 29.3.2019 and the application is scheduled for consideration by the Committee on 17.5.2019.

2. Request for Deferment

On 2.5.2019, the applicant wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for another two months so as to allow more time for preparation of further information to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant to allow more time to address departmental comments. Since the second deferment on 1.2.2019, the applicant has submitted further information providing responses to departmental comments. In order to allow more time to address department's further comments on the revised site formation plan, 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 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 submission 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. The applicant should be advised that the Committee has allowed two months for preparation of submission of further information. 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 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 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** Email dated 2.5.2019 from the applicant
Plan A-1 Location plan