

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/550
(for 1st Deferment)

<u>Applicant</u>	:	Leung Man Kit, Leung Wai Kit, Leung Man Hong, Shing Wai Kit and Leung Yiu Wai represented by Leung Choi Wai
<u>Site</u>	:	Lots 182 S.A RP, 182 S.B, 182 S.C, 182 S.D RP and 182 RP (Part) in D.D. 123, near Shing Uk Tsuen, Tai Tseng Wai, Ng Uk Tsuen, Ping Shan Heung, Yuen Long, New Territories
<u>Site Area</u>	:	859.1 m ²
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/17
<u>Zoning</u>	:	“Village Type Development” (“V”) [Restricted to a maximum building height of 3 storeys (8.23 m)] (No change to zoning)
<u>Application</u>	:	Proposed Filling of Land (about 1m) for 4 Permitted Houses (New Territories Exempted Houses - Small Houses)

1. Background

On 5.12.2017, the applicant seeks planning permission for proposed filling of land by 1m for 4 New Territories Exempted Houses (Small Houses) at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 26.1.2018.

2. Request for Deferment

On 18.1.2018, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of further information to address comments of the Transport Department, the Civil Engineering and Development Department and the Planning Department (**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 meet 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 to address departmental 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 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, 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

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| Appendix I | Letter of 18.1.2018 from the applicant |
| Plan A-1 | Location plan |

**PLANNING DEPARTMENT
JANUARY 2018**