

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/325

(2nd Deferment)

- Applicant** : Mr. TANG Kin Ting
- Site** : Lot 1169 (Part) in D.D. 129, Mong Tseng Tsuen, Lau Fau Shan, Yuen Long
- Site Area** : 2,332 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lau Fau Shan & Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/9
- Zoning** : "Village Type Development"
- Application** : Proposed Pond Filling (+5.5mPD) for Permitted Rural Committee / Village Office (Mong Tseng Tsuen Village Office) and Open Space

1. Background

- 1.1 On 20.6.2018, the applicant sought planning permission to use the application site (the Site) for proposed pond filling (+5.5mPD) for permitted rural committee / village office (Mong Tseng Tsuen Village Office) and open space (**Plan A-1**).
- 1.2 On 17.8.2018, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 12.10.2018, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another 2 months to allow time to prepare further information to address departmental 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 applicant needs 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 2 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 2 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	Applicant's letter dated 12.10.2018 requesting for deferment
Plan A-1	Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2018**