

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/439
(for 1st Deferment)

- Applicant** : Mr. YUEN Hon Wah represented by Lanbase Surveyors Limited
- Site** : Lots 3188, 3338, 3339 S.H ss. 1 to ss. 5, 3339 S.H RP, 3339 S.I ss. 1 to ss. 10, 3339 S.I RP, 3339 S.J ss. 1 to ss. 9, 3339 S.J RP, 3339 S.K ss. 1 to ss. 11, 3339 S.K RP, 3339 S.L ss. 1 to ss. 8 and 3339 S.L RP in D.D. 116, Nga Yiu Tau, Yuen Long, New Territories
- Site Area** : 1,733.7 m² (about)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/16
- Zoning** : “Residential (Group D)” (“R(D)”) (about 96.1%); and
[No development, including redevelopment for ‘Flat’ and ‘House’ (except ‘New Territories Exempted House’ (NTEH)) uses, shall result in a development in excess of a maximum plot ratio (PR) of 0.4 and maximum building height (BH) of 3 storeys (9m)]
- “Village Type Development” (“V”) (about 3.9%)
[Restricted to a maximum building height of 3 storeys (8.23m)]
- Application** : Proposed Houses and Minor Relaxation of Building Height Restriction

1. Background

On 19.7.2018, the applicant sought planning permission to develop four 3-storey detached/ semi-detached houses on the application site (the Site) (**Plan A-1**) and minor relaxation of building height restriction from 8.23m to 9m in the “V” zone of the Site. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 28.8.2018, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for 2 months so as to allow time to address the comments from the Lands Department (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for deferment as the justifications 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 in response to 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	Letter dated 28.8.2018 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
SEPTEMBER 2018**