

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/I-MWF/29
(for 1st Deferment)

- Applicant** : YUEN CHAN Yuk Ying
- Site** : Lots 406 RP and 407 RP in D.D.3 MW, Mui Wo, Lantau
- Site Area** : 651m² (about)
- Lease** : Old Schedule Agricultural Lots held under Block Government Lease (demised for agricultural use)
- Plan** : Approved Mui Wo Fringe Outline Zoning Plan (OZP) No. S/I-MWF/10
- Zoning** : “Residential (Group D)” (“R(D)”) (85%)
[Restricted to a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (6m).

Based on the individual merits of a development proposal, minor relaxation of plot ratio, site coverage and building height restrictions may be considered on application under section 16 of the Town Planning Ordinance.]
- “Recreation” (“REC”) (15%)
[Restricted to a maximum plot ratio of 0.2, a maximum site coverage of 20% and a maximum building height of 2 storeys (6m).

Based on the individual merits of a development proposal, minor relaxation of plot ratio, site coverage and building height restrictions may be considered on application under section 16 of the Town Planning Ordinance.]
- Application** : Proposed House and Minor Relaxation of Plot Ratio and Building Height Restrictions

1. Background

On 25.4.2018, the applicant sought planning permission for a proposed house development with minor relaxation of plot ratio and building height restrictions from 0.2 to 0.318 and from 2 storeys (6m) to 3 storeys (8.23m) respectively at the application site (**Plan A-1**). The application was originally scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 15.6.2018.

2. Request for Deferment

On 25.5.2018, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two

months so as to allow time to resolve comments from relevant government departments (**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 address the comments from relevant government departments, 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 making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of Further Information (FI) from the applicant. If the FI 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 FI, 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

Plan A-1	Location plan
Appendix I	Letter of 25.5.2018 from the applicant

**PLANNING DEPARTMENT
JUNE 2018**