

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE- KLH/591
(for 2nd Deferment)

<u>Applicant</u>	Mr. Chan Chit-shun (Manager of Chan Chung Tong Tso)
<u>Site</u>	Lot 784 (part) in D.D. 9, Tai Po, New Territories
<u>Site Area</u>	About 81m ²
<u>Lease</u>	Block Government Lease (demised for agricultural purpose)
<u>Plan</u>	Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11
<u>Zoning</u>	“Green Belt” (“GB”)
<u>Application</u>	Proposed Two Houses (New Territories Exempted Houses (NTEHs))

1. Background

- 1.1 On 21.9.2020, the applicant submitted a planning application for two proposed (NTEHs) on the application site (**Plan A-1**).
- 1.2 On 20.11.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for liaison with Lands Department and preparation of further information (FI) to support the application. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 29.1.2021, the applicant wrote to the Secretary of the Board and requested the Board to defer the consideration of the application for a further two months so as to allow more time to prepare FI to support the application (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address the departmental comments. Since the last deferment on 20.11.2020, submission of FI has yet to be made. Due to the latest COVID-19 epidemic situation, the applicant needs more time to prepare FI to address comments from Lands Department.
- 3.2 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 FI 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 making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of 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. Since this is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for preparation of FI submission, 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 29.1.2021 from the applicant
Plan A-1 Location plan

**PLANNING DEPARTMENT
FEBRUARY 2021**