

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LT/630
(for 1st Deferment)

<u>Applicant</u>	Mr. YU Hung Kwong represented by T.H. & Associates Limited
<u>Site</u>	Lot 206 in D.D. 18, Lung A Pai, Lam Tsuen, Tai Po, New Territories
<u>Site Area</u>	About 107.8m ²
<u>Lease</u>	Block Government Lease (recorded as house (0.02 acre) ¹)
<u>Plan</u>	Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11
<u>Zoning</u>	“Agriculture” (“AGR”)
<u>Application</u>	Proposed House (New Territories Exempted House (NTEH))

1. Background

The applicant seeks planning permission for the development of an NTEH on the application site (the 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 9.2.2018.

2. Request for Deferment

On 26.1.2018, the representative of 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 clarification of the lot boundary of the Site with Lands 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 meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on

¹ 0.02 acre is equivalent to about 80.94m²

Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time to clarify with Lands Department on the lot boundary of the Site, 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

Appendix I Letter dated 26.1.2018 from the applicant
Plan A-1 Location plan

**PLANNING DEPARTMENT
FEBRUARY 2018**