

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LT/657
(for 2nd Deferment)

- Applicant** : Grand Wings Development Limited
- Site** : Lot 208 in D.D. 18, Lung A Pai, Lam Tsuen, Tai Po, New Territories
- Site Area** : About 103 m²
- Lease** : Block Government Lease (0.02 acre is recorded as house)
- Plan** : Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed House (New Territories Exempted House (NTEH))

1. Background

- 1.1 On 18.10.2018 , the applicant sought planning permission for development of an NTEH on the application site (**Plan A-1**).
- 1.2 On 7.12.2018, 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 preparation of further information (FI) to support the application. On 7.12.2018, the applicant submitted the FI and the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 28.1.2018, the applicant wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for another one month to allow time to seek the advice of District Lands Office/Tai Po of Lands Department in respect of 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 time for preparation of FI in support of the application. Since the first deferment on 7.12.2018, the applicant has submitted the FI including a clarification of the floor area of the proposed development. The current request is to allow more time for the applicant to seek LandsD's further advice in respect of the application.
- 3.2 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 more time to consult relevant Government departments, the deferment period is not indefinite and the deferment would not affect the interest of other relevant parties.
- 3.3 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 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 a total of three months for preparation of submission of FI and consultation with relevant Government departments, 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. Attachment

Appendix I Email dated 28.1.2019 from the applicant requesting for deferral
Plan A-1 Location plan

**PLANNING DEPARTMENT
FEBRUARY 2019**