

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LT/682
(for 2nd Deferment)

- Applicant** : Mr. CHAN Yiu Wa represented by Mr. HUI Kwan Yee
- Site** : Lots 1712 and 1713 in D.D. 19, Tin Liu Ha Tsuen, Tai Po, New Territories
- Site Area** : About 71.2 m²
- Lease** : Block Government Lease (demised for house use)
- Plan** : Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Two Houses (New Territories Exempted Houses (NTEHs))

1. Background

- 1.1 On 17.3.2020, the applicant sought planning permission for proposed two houses (NTEHs) at the application site (the Site) (**Plan A-1**).
- 1.2 On 15.5.2020, 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, upon the applicant’s request, to allow time for preparing further information (FI) to address departmental comments. On 13.7.2020, the applicant submitted FI providing a new geotechnical planning review report (GPRR). The application is scheduled for consideration by the Committee on 4.9.2020.

2. Request for Deferment

On 1.9.2020, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months so as to allow more time for preparation of FI to address departmental comments (**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 departmental comments. Since the first deferment on 15.5.2020, the applicant has submitted FI providing GPRR. In view

of the need to provide more information to support the application, the applicant needs more time for the preparation of FI to address departmental comments.

- 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 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.
- 3.3 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 further submission 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. Since it is the second deferment of the application, the applicant should be advised that the Board has allowed a total of four 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

Appendix I	Letter dated 1.9.2020 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2020**