

RNTPC Paper No. A/TP/641A
For Consideration by
the Rural and New Town
Planning Committee
on 2.3.2018

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TP/641
(for 2nd Deferment)

- Applicant** : Mr. LI Ah Kau represented by Mr. LAU Chee Sing
- Site** : Lots 83 S.C ss.1, 83 S.D and 470 S.E in D.D. 21, San Uk Ka Village, Tai Po
- Site Area** : 116.60m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Tai Po Outline Zoning Plan (OZP) No. S/TP/27
- Zoning** : “Green Belt” (“GB”)
- Application** : Proposed House (New Territories Exempted House - Small House)

1. Background

- 1.1 On 2.11.2017, the subject application was received by the Secretary, Town Planning Board (the Board), seeking planning permission for the proposed development of a Small House on the application site (the Site) (**Plan A-1**).
- 1.2 On 22.12.2017, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application for two months, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address the comments of Geotechnical Engineering Office of the Civil Engineering and Development Department (GEO, CEDD). The application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant.

2. Request for Deferment

On 22.2.2018, the applicant’s representative wrote to the Secretary of the Board requesting the Board to further defer making a decision on the application for another two months to allow more time for the applicant to prepare a Geotechnical Planning Review Report (GPRR) to address GEO, CEDD’s 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 GEO, CEDD's comments. The applicant now needs more time for the preparation of the GPRR for consideration by CEDD.
- 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 more time is required for the applicant to prepare a GPRR 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 making 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 a maximum period of two months for preparation of submission of FI. Since it 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 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 from the applicant's representative dated 22.2.2018 requesting for deferment
Plan A-1	Location plan