

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATIONS NO. A/TP/642 and 643
(for 2nd Deferment)

- Applicants** : Mr. WONG Choi Ping (Application No. A/TP/642)
Ms. May CHAN (Application No. A/TP/643)

both represented by R-riches Property Consultants Limited
- Sites** : Lot 20 (Application No. A/TP/642)
Lot 24 S.C (Application No. A/TP/643)

all in D.D.12, Ha Hang, Tai Po, New Territories
- Site Area** : 40 m² (Application No. A/TP/642)
40 m² (Application No. A/TP/643)
- Lease** : Block Government Lease (Application No. A/TP/642)
(recorded as Latrine)
Block Government Lease (Application No. A/TP/643)
(recorded as House)
- Plan** : Draft Tai Po Outline Zoning Plan No. S/TP/27
- Zoning** : “Green Belt” (“GB”)
- Applications** : Proposed House

1. Background

On 10.11.2017, the applicants sought planning permission for the development of a house on each of the application sites (the Sites) (**Plan A-1**). On 22.12.2017, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the applications for two months, as requested by the applicants, to allow time for preparation of further information to address departmental comments.

2. Request for Deferment

On 21.2.2018, the representative of the applicants wrote to the Secretary of the Board and requested the Board to defer making a decision on the applications for another

two months so as to allow more time for preparation of Geotechnical Planning Review Report (GPPR) to address the comments from the Civil Engineering and Development Department (**Appendix I**).

3. Planning Department's Views

- 3.1 The applications have been deferred once for two months at the request of the applicants. The applicants indicate more time is required for the preparation of GPPR 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 applicants need more time to prepare further information 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 applications, the applications will be submitted to the Committee for consideration within two months upon receipt of further submission from the applicants. If the further information submitted by the applicants is not substantial and can be processed within a shorter time, the applications could be submitted to an earlier meeting for the Committee's consideration. The applicants should be advised that the Committee has allowed a maximum period of two months for preparation of submission of further information. Since it is the second deferment of the applications, the applicants should be advised that the Board has allowed a total of four 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 applicants' request for deferment. If the request is not acceded to, the applications will be submitted to the Committee for consideration at the next meeting.

5. Attachments

- Appendix I** Letter from the applicants' representative dated 21.2.2018 requesting for deferment
Plan A-1 Location plan