

RNTPC Paper No. A/YL-PS/574  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 21.12.2018

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**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL- PS/574**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Leung Man Kit, Shing Wai Kit, Leung Man Hong, Leung Wai Kit and Leung Yiu Wai represented by Glistar Engineering Consultants Company
- Site** : Lots 182 S.A RP, 182 S.B, 182 S.C, 182 S.D RP and 182 RP (Part) in D.D. 123, near Shing Uk Tsuen, Ping Shan, Yuen Long, New Territories
- Site Area** : 843 m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/17 at the time of application  
  
Approved Ping Shan OZP No. S/YL-PS/18 currently in force
- Zoning** : “Village Type Development” (“V”)  
[Restricted to a maximum building height of 3 storeys (8.23 m)]
- Application** : Proposed Filling of Pond for Four Permitted Houses (New Territories Exempted Houses – Small Houses)

**1. Background**

On 22.10.2018, the applicants sought planning permission to use the application site (the Site) for proposed filling of pond for four permitted houses (New Territories Exempted Houses – Small Houses) (**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) at this meeting

**2. Request for Deferment**

On 7.12.2018, 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 preparation of further information to address departmental comments (**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 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 further information to address departmental comments, 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**

<b>Appendix I</b>	Applicant's letter dated 7.12.2018 regarding for deferment
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
DECEMBER 2018**