

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

**APPLICATION NO. A/NE-MUP/219**  
***(for 2<sup>nd</sup> Deferment)***

<b><u>Applicant</u></b>	:	黃建飛先生 represented by Honest Land Surveys Company
<b><u>Site</u></b>	:	Lot 264 in D.D. 46, Loi Tung, Sha Tau Kok, New Territories
<b><u>Site Area</u></b>	:	About 38.4m <sup>2</sup>
<b><u>Lease</u></b>	:	Block Government Lease (demised for 'House' use)
<b><u>Plan</u></b>	:	Approved Man Uk Pin Outline Zoning Plan (OZP) No. S/NE-MUP/11
<b><u>Zoning</u></b>	:	"Agriculture" ("AGR")
<b><u>Application</u></b>	:	Proposed House (New Territories Exempted House (NTEH)) (not Small House)

**1. Background**

- 1.1 On 2.9.2025, the applicant submitted the current application to seek planning permission for proposed house (New Territories Exempted House (NTEH)) (not Small House) at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.
- 1.2 On 24.10.2025, 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, as requested by the applicant, to allow time for preparation of further information (FI) to address departmental comments.
- 1.3 On 1.12.2025, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 5.1.2026, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to prepare FI to address further departmental comments (**Appendix I**).

### **3. Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for the second 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 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 FI from the applicant. If the FI submitted by the applicant is not substantial and could 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 four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

### **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 for the Committee's consideration at the next meeting.

### **5. Attachments**

**Appendix I**  
**Plan A-1**

Email dated 5.1.2026 from the applicant's representative  
Location Plan

**PLANNING DEPARTMENT**  
**JANUARY 2026**