

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

**APPLICATION NO. A/FSS/281**  
***(1<sup>st</sup> Deferment)***

<b><u>Applicant</u></b>	Mr. Tsang, Matthew Gar Jun represented by Shing Yue Construction and Engineering Limited
<b><u>Site</u></b>	Government Land in D.D. 91, Ng Uk Tsuen, Sheung Shui, New Territories
<b><u>Site Area</u></b>	65.03m <sup>2</sup> (about)
<b><u>Land Status</u></b>	Government Land (GL)
<b><u>Plan</u></b>	Approved Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/24
<b><u>Zoning</u></b>	“Green Belt” (“GB”)
<b><u>Application</u></b>	Proposed House (New Territories Exempted House (NTEH) – Small House)

**1 Background**

On 30.3.2021, the applicant submitted the application to seek planning permission to use the application site (the Site) (**Plan A-1**) for proposed house (New Territories Exempted House (NTEH) – Small House). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 28.5.2021.

**2 Request for Deferment**

On 21.5.2021, the applicant wrote to the Secretary of the Town Planning Board (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 in response to Transport Department’s comments (**Appendix I**).

**3 Planning Department’s Views**

3.1 The Planning Department has no objection to the request for deferment as the justifications for deferment meet 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 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.

- 3.2 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 information 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 Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of submission of further information as requested by the applicant, 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 for the Committee's consideration at the next meeting.

#### **5 Attachments**

<b>Appendix I</b>	Email dated 21.5.2021 from the applicant
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
MAY 2021**