

RNTPC Paper No. A/FSS/301
For Consideration by
the Rural and New Town
Planning Committee
on 11.4.2025

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/FSS/301
(for 1st Deferment)

Applicant : Mr. TSANG Yun Wah represented by Shing Yue Construction and Engineering Limited

Site : Government Land (GL) in D.D. 91, Ng Uk Tsuen, Sheung Shui, New Territories

Site Area : About 65.03m²

Land Status : GL

Plan : Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/28

Zoning : “Green Belt”

Application : Proposed House (New Territories Exempted House (NTEH) – Small House)

1. Background

On 25.2.2025, the applicant sought planning permission for proposed NTEH (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.

2. Request for Deferment

On 26.3.2025, the applicant’s representative 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 in order to allow time for preparation of further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department’s Views

3.1 The Planning Department has no objection to the request for the first 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, 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 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 two months for preparation of the 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 Email from the applicant's representative dated 26.3.2025

Plan A-1 Location Plan

**PLANNING DEPARTMENT
APRIL 2025**