

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

**APPLICATION NO. A/NE-KLH/608**

**(for 1<sup>st</sup> Deferment)**

- Applicant** : Mr. WAI Tze Pong represented by Spence Robinson Limited
- Site** : Lots 643B S.A RP, 643B S.B, 643B RP, 644 S.A, 644 S.B and 644 RP in D.D. 9, Yuen Leng Village, Tai Po, New Territories
- Site Area** : About 1,220.4 m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Five Houses (New Territories Exempted Houses) (NTEHs)

**1. Background**

On 29.4.2022, the applicant seeks planning permission for proposed five houses (NTEHs) at the application site (**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 7.6.2022, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer consideration of the application for two months in order to allow time to prepare further information (FI) to address departmental comments (**Appendix I**).

**3. Planning Department’s Views**

3.1 Planning Department has no objection to the request for the first 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 (TPG PG No. 33A) in that the deferment would allow the applicant more time to prepare FI in response to departmental comments. The deferment period is not indefinite, and the deferment would not affect the interest of other relevant parties.

- 3.2 Should the Committee agree to defer making 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 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 FI submission, 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**

**Appendix I  
Plan A-1**

Letter dated 7.6.2022 from the Applicant's Representative  
Location plan

**PLANNING DEPARTMENT  
JUNE 2022**