

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KTS/497

(for 1st Deferment)

<u>Applicant</u>	: Mr. LIU Man Ho represented by Mr. PANG Hing Yeun
<u>Site</u>	: Lot 452 S.A in D.D. 100, Tsiu Keng Pang Uk, Sheung Shui, New Territories
<u>Site Area</u>	: 159.8m ² (about)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Draft Kwu Tung South Outline Zoning Plan No. S/NE-KTS/17
<u>Zonings</u>	: “Agriculture” (“AGR”) (about 96% of the Site) “Village Type Development” (“V”) (about 4% of the Site)
<u>Application</u>	: Proposed House (New Territories Exempted House (NTEH) – Small House)

1. Background

On 3.5.2021, the applicant submitted the application to seek planning permission for a proposed house (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) on 25.6.2021.

2. Request for Deferment

On 22.6.2021, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer the consideration of the application in order to allow two months’ time for the applicant to prepare further information to address 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 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 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 making 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 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. Attachment

Appendix I
Plan A-1

Letter of 22.6.2021 from the applicant
Location Plan

PLANNING DEPARTMENT
JUNE 2021