

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATIONS NO. A/NE-LYT/744 and 745

(for 1st Deferment)

<u>Applicants</u>	- Mr. TANG Hin Fung (Application No. A/NE-LYT/744) - Mr. WAN Keith Wan Kit (Application No. A/NE-LYT/745) Both represented by Sunford Construction Engineering Limited
<u>Sites</u>	- Lot 1588 S.A (Application No. A/NE-LYT/744) - Lot 1588 S.B (Application No. A/NE-LYT/745) All in D.D. 83, Tung Kok Wai, Lung Yeuk Tau, Fanling, New Territories
<u>Site Areas</u>	- 192 m ² (about) (Application No. A/NE-LYT/744) - 191.95 m ² (about) (Application No. A/NE-LYT/745)
<u>Lease</u>	- Block Government Lease (demised for agricultural use) - The subject lots are covered by Modification of Tenancy No. 37214
<u>Plan</u>	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/17
<u>Zonings</u>	“Agriculture” (“AGR”) and “Village Type Development” (“V”)
<u>Applications</u>	Proposed House (New Territories Exempted House (NTEH) - Small House)

1. Background

On 2.2.2021, the applicants seek planning permission to build a NTEH (Small House) on each of the application sites (**Plan A-1**). The applications are scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 26.3.2021.

2. Request for Deferment

On 18.3.2021, the applicants’ representative wrote to the Secretary of the Board and requested the Board to defer the consideration of the applications for two months in order to allow time to prepare further information (FI) to address the comments of Transport Department (**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 applicants need more time to address the 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 applications, the applications will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicants is not substantial and can be processed within a shorter time, the applications could be submitted to an earlier meeting for the Committee's consideration. The applicants should be advised that the Committee has allowed a period of two months for preparation of 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 applicants' request for deferment. If the request is not acceded to, the applications will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 18.3.2021 from the applicants' representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2021**