

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-HC/325
(for 2nd Deferment)

<u>Applicant</u>	: Mr. WAN Jason Jun Jie represented by Mr. LIT Ying-cheung, Edward
<u>Site</u>	: Lot 481 S.C in D.D. 244, Ho Chung, Sai Kung, New Territories
<u>Site Area</u>	: 108.7m ² (about)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/11
<u>Zoning</u>	: “Agriculture” (“AGR”)
<u>Application</u>	: Proposed House (New Territories Exempted House (NTEH) - Small House)

1. Background

- 1.1 On 18.2.2021, the applicant sought planning permission to build one NTEH (Small House) at the application site (**Plan A-1**).
- 1.2 On 16.4.2021, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for 2 months, as requested by the applicant, so as to allow time for the applicant to prepare further information (FI) in response to departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 23.6.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for further two months so as to allow time for preparation of FI to address the departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for 2 months at the request of the applicant. Since the last deferment, the applicant has been preparing FI to address the departmental comments. The applicant has indicated that more time is needed for preparation of FI to address the departmental comments.
- 3.2 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 needs more time to address the comments from the relevant government department, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four 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 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	Letter received on 23.6.2021 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JULY 2021**