

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-PK/281
(for 1st Deferment)

- Applicant** : Mr. KONG Edmund Ming Ji represented by Mr. PANG Hing Yeun
- Site** : Lot 45 S.P in D.D. 213, Lung Mei, Sai Kung, New Territories
- Site Area** : About 163.4m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Pak Kong and Sha Kok Mei Outline Zoning Plan
No. S/SK-PK/11
- Zonings** : “Green Belt” (about 103.6m² or 63%)
“Village Type Development” (about 59.8m² or 37%)
- Application** : Proposed House (New Territories Exempted House (NTEH) - Small House)

1. Background

On 8.2.2023, the applicant submitted the current application to seek planning permission for 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) at this meeting.

2. Request for Deferment

On 28.3.2023, the applicant 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 to prepare 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) 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 further submission from the applicant. If the FI submitted 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 for the Committee's consideration at the next meeting.

5. Attachments

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| Appendix I | Letter dated 28.3.2023 from the applicant's representative |
| Plan A-1 | Location Plan |

**PLANNING DEPARTMENT
MARCH 2023**