

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

**APPLICATION NO. A/TM/576**  
***(for 2<sup>nd</sup> Deferment)***

- Applicant** : Wong Yuen Yee represented by Pang Hing Yuen
- Site** : Lots 583 S.B, 583 S.C and 583 RP in D.D.131, Tsing Shan Tsuen, Tuen Mun, New Territories
- Site Area** : About 195.13m<sup>2</sup>
- Lease** : Building Lot
- Plan** : Approved Tuen Mun Outline Zoning Plan (OZP) No. S/TM/35  
(at the time of submission)
- Draft Tuen Mun OZP No. S/TM/36  
(currently in force)  
[no change in zoning on the OZP]
- Zoning** : “Government, Institution or Community” (“G/IC”)  
*[Restricted to a maximum building height of 3 storeys excluding basement floor(s)]*
- Application** : Proposed Houses (New Territories Exempted Houses)

**1 Background**

- 1.1 On 14.7.2022, the applicant sought planning permission to build three New Territories Exempted Houses (NTEHs) on the application site (the Site) (**Plan A-1**).
- 1.2 On 9.9.2022, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application for two months as requested by the applicant to allow time for the applicant to prepare further information (FI) to address departmental comments.
- 1.3 On 8.11.2022 and 16.11.2022, the applicant submitted FI to address departmental and public comments. The application is scheduled for consideration by the Committee at this meeting.

## **2     Request for Deferment**

On 8.12.2022, the applicant's representative 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 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 second 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. 33A) in that the applicant needs more time to prepare FI to address 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 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 a total of four months for preparation of submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

## **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**

<b>Appendix I</b>	Letter dated 8.12.2022 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
DECEMBER 2022**