

RNTPC Paper No. A/YL-PS/700
For Consideration by
the Rural and New Town
Planning Committee
on 24.11.2023

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/700
(for 1st Deferment)

- Applicants** : Messers Leung Man Kit, Shing Wai Kit, Leung Man Hong, Leung Wai Kit and Leung Yiu Wai represented by Glistar Engineering Consultants Company
- Site** : Lots 182 S.A RP, 182 S.B, 182 S.C, 182 S.D RP and 182 RP (Part) in D.D. 123, near Shing Uk Tsuen, Ping Shan, Yuen Long, New Territories
- Site Area** : About 843 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20
- Zoning** : “Village Type Development” (“V”)
[restricted to maximum building height of 3 storeys (8.23m)]
- Application** : Proposed Filling of Pond for Four Permitted Houses (New Territories Exempted Houses – Small Houses)

1. Background

On 6.10.2023, the applicants sought planning permission for proposed filling of pond for four permitted houses (New Territories Exempted Houses – Small Houses) at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 17.11.2023, the applicants’ representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time for clarification with government departments and preparation of 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 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. 33B) in that the deferment would allow the applicants 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 FI from the applicant. If the FI submitted by the applicants 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 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 application will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter of 17.11.2023 from the applicants' representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
NOVEMBER 2023**