

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

**APPLICATION NO. A/YL-SK/388**  
***(for 1<sup>st</sup> Deferment)***

<b><u>Applicant</u></b>	:	KWOK Kam Wah represented by LIT Ying Cheung Edward
<b><u>Site</u></b>	:	Lot 847 S.B ss.4 in D.D. 112, Lin Fa Tei, Pat Heung, Yuen Long
<b><u>Site Area</u></b>	:	About 167.5m <sup>2</sup>
<b><u>Lease</u></b>	:	Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	:	Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9
<b><u>Zoning</u></b>	:	“Residential (Group D)” (“R(D)”) (94%) <i>[restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)]</i>  “Agriculture” (“AGR”) (6%)
<b><u>Application</u></b>	:	Proposed House (New Territories Exempted House (NTEH) - Small House) and Associated Excavation and Filling of Land

**1 Background**

On 20.9.2024, the applicant sought planning permission for proposed NTEH (Small House) and associated excavation and filling of land 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 22.10.2024, 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 for 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

justifications for deferment meet the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.

- 3.2 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 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 to the Committee for consideration at the next meeting.

#### **5 Attachments**

<b>Appendix I</b>	Email from the applicant's representative dated 22.10.2024
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
NOVEMBER 2024**