

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

APPLICATION NO. A/I-LI/30

(for 2nd Deferment)

- Applicant** : Mr. TSANG Hing Hong represented by Kenneth To & Associates Limited
- Site** : Lots No. 5 and 23 in D.D. 7, Mo Tat, Lamma Island
- Site Area** : About 524.7 m²
- Lot No. 23 : 433.6m² (Site A)
- Lot No. 5 : 91.1m² (Site B)
- Lease** : Old Schedule Lots
- Lot No. 23 : for 'House and Waste' use (Site A)
- Lot No. 5 : for 'House and Dry Cultivation' use (Site B)
- Plan** : Approved Lamma Island Outline Zoning Plan (OZP) No. S/I-LI/11
- Zoning** : "Conservation Area" ("CA")
[redevelopment is subject to maximum plot ratio (PR) of 0.4, maximum site coverage (SC) of 20%, and maximum building height (BH) of 2 storeys (7.6m), or the PR, SC and height of the existing building, whichever is the greater]
- Application** : Proposed House (Redevelopment), Filling of Land/Excavation of Land and Amenity Planting

1. Background

- 1.1 On 4.3.2019, the applicant sought planning permission for redevelopment of two houses (on two separate Lots) into two detached houses on one of the Lots, and to carry out filling of land/excavation of land and amenity planting at the application sites (the Sites) (**Plan A-1**).
- 1.2 On 3.5.2019, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) decided to defer making a decision on the application for two months, as requested by the applicant, so as to allow the applicant to have more time to prepare further information (FI) to address comments from government departments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 5.8.2019, the applicant's representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for two months to allow time for preparation of FI to address comments from government departments (**Appendix II**).

3. Planning Department's Views

3.1 The application has been deferred once for a total period of 2 months at the request of the applicant. Since the last deferment on 3.5.2019, the applicant has submitted FIs on 3.7.2019 and 8.7.2019, which include responses to comments table and revised/updated technical reports to address departmental comments. The applicant has indicated that more time is needed to address the further comments of concerned government departments.

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 prepare FI to address departmental comments, the deferment period is not indefinite, and the deferment would not affect the interest of other concerned 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 4 months including the previous deferment 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 17.5.2019 from the Secretary of the Board
Appendix II	Letter dated 5.8.2019 from the applicant's representative
Plan A-1	Location Plan