

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

**APPLICATION NO. A/NE-LT/688**  
*(for 1<sup>st</sup> Deferment)*

- Applicants** Messers. CHEUNG Tsz Shan George, CHUNG Kwok Ki, KO Fong Wah, KOO Heung Wah, KOO Wai Ho, KOO Wai Kit, KOO Yuk Ki, LAM Kwok Ming Billy, LAM Ping Wing, LEE Chi Wai, LEE Kwok Hung, LI Chit Hang, MA Wah Leung, SHAM Pak Hang, SHUM Koon Shing, SHUM Che Wing Danny, SHUM Chi Ming, SHUM Siu Leung, TANG Yuen Chi Hency and WONG Yat Ming all represented by Mr. LAU Shek Chuen and Vision Planning Consultants Limited
- Site** Lots 567 S.C, 567 S.F (Part), 567 S.G (Part), 567 S.L RP, 567 RP (Part), 568 S.A ss.1 RP, 568 S.A ss.1 S.A, 568 S.A ss.2, 568 S.A ss.3 RP, 568 S.A ss.4 RP, 568 S.A ss.4 S.B, 568 S.A ss.4 S.C, 568 S.A RP (part), 568 S.B RP, 568 S.B ss.1, 568 S.B ss.2 RP, 568 S.B ss.2 S.B, 568 S.B ss.3 S.B, 568 S.B ss.3 RP, 568 S.B ss.4 RP, 570 RP (Part), 570 S.B RP, 570 S.D RP. 570 S.D ss.1, 573 RP (Part), 573 S.A, 573 S.B, 573 S.D, 573 S.E, 573 S.F, 573 S.H, 573 S.J, 573 S.K (Part), 573 S.L, 573 S.M, 574 S.A, 574 S.B, 574 S.C, 574 S.F, 574 S.G, 574 S.H, 574 S.J, 574 S.K, 574 S.L ss.1, 574 S.L RP, 904 (Part), 907 (Part), 908 (Part) and 910 (Part) in D.D. 8 and adjoining Government land, Sha Pa Village, Lam Tsuen, Tai Po, New Territories
- Site Area** About 4,524.9m<sup>2</sup> (including about 609.2m<sup>2</sup> of Government land of 13.5% of site area)
- Lease** Block Government Lease (demised for agricultural use)
- Plan** Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11
- Zonings** (a) “Agriculture” (“AGR”) (about 94%)  
(b) Area shown as ‘Road’ (about 6%)
- Application** Proposed Twenty Houses (New Territories Exempted Houses (NTEH) – Small Houses) with an Emergency Vehicular Access (EVA)

**1. Background**

The applicants seek planning permission for proposed twenty NTEHs (Small Houses) with an EVA at the application site (the 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) on 18.9.2020.

**2. Request for Deferment**

On 3.9.2020, 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 more time for preparation of further information (FI) to address the comments from Drainage Services Department, Transport Department and Highways Department (**Appendix I**).

**3. Planning Department's Views**

3.1 The Planning Department has no objection to the request for 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. 33) in that the applicants need more time to prepare FI in response to 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 applicants. 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 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 dated 3.9.2020 from the applicants' representative  
**Plan A-1** Location Plan

**PLANNING DEPARTMENT  
SEPTEMBER 2020**