

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATIONS NO. A/NE-LT/693 and 694
(for 1st Deferment)

<u>Applicants</u>	Mr. CHEUNG Yiu Kwan Mr. CHEUNG Yiu Yin all represented by Mr. LEE Wai Leung	(Application No. A/NE-LT/693) (Application No. A/NE-LT/694)
<u>Sites</u>	Lot 892 S.B ss.2 Lot 892 S.B ss.1 (Part) all in D.D. 8, Ma Po Mei Village, Lam Tsuen, Tai Po	(Application No. A/NE-LT/693) (Application No. A/NE-LT/694)
<u>Site Areas</u>	About 130.3m ² About 123m ²	(Application No. A/NE-LT/693) (Application No. A/NE-LT/694)
<u>Lease</u>	Block Government Lease (demised for agricultural use)	
<u>Plan</u>	Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11	
<u>Zoning</u>	“Agriculture” (“AGR”)	
<u>Applications</u>	Proposed House (New Territories Exempted House (NTEH) - Small House) on each of the application sites	

1. Background

The applicants seek planning permission for a proposed house (NTEH – Small House) on each of the application sites (the Sites) (**Plan A-1**). The applications are scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 5.2.2021.

2. Request for Deferment

On 21.1.2021, the applicants’ representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the applications for two months so as to allow more time for preparation of further information (FI) to address the comments from Drainage Services 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 applications, the applications 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 applications 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 applications will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Email dated 21.1.2021 from the applicants' representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2021**