

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

**APPLICATION NOS. A/TM-LTY Y/377 & 378**  
***( for 3<sup>rd</sup> Deferment )***

<b><u>Applicants</u></b>	:	Siu Yu Kin Siu Chiu Choi Represented by Proper Trip Surveyors Limited	(Application No. A/TM-LTY Y/377) (Application No. A/TM-LTY Y/378)
<b><u>Sites</u></b>	:	Lot 225 S.B Lot 225 S.C All in D.D. 130, San Hing Tsuen, Lam Tei, Tuen Mun, New Territories	(Application No. A/TM-LTY Y/377) (Application No. A/TM-LTY Y/378)
<b><u>Site Areas</u></b>	:	About 127.2m <sup>2</sup> About 202.2m <sup>2</sup>	(Application No. A/TM-LTY Y/377) (Application No. A/TM-LTY Y/378)
<b><u>Lease</u></b>	:	Block Government Lease (demised for agricultural use)	
<b><u>Plan</u></b>	:	Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTY Y/10	
<b><u>Zoning</u></b>	:	“Residential (Group E)” (“R(E)”) [restricted to a maximum plot ratio of 1.0, a maximum site coverage of 40% and a maximum building height of 4 storeys over single-storey car park (15m) except ‘New Territories Exempted House’]	
<b><u>Applications</u></b>	:	Proposed House (New Territories Exempted House (NTEH) - Small House)	

**1. Background**

- 1.1 On 24.7.2019, the applicants sought planning permission for the development of an NTEH (Small House) on each of the application sites (the Sites) (**Plan A-1**).
- 1.2 On 20.9.2019 and 13.12.2019, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board agreed to defer making a decision on the applications for two months respectively, as requested by the applicants, to allow time for preparation of further information (FI) to address the comments of relevant government departments. The applicants submitted FI on 10.2.2020 in response to comments of the Director of Environmental Protection (DEP). In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 3.4.2020 for consideration of the applications have been rescheduled, and the Town Planning Board has agreed to defer consideration of the applications. The applications are now scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 18.3.2020, 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 time for preparation of FI to address comments of DEP (**Appendices Ia & Ib**). On 13.5.2020, the applicants' representative wrote to the Secretary of the Board confirming that the requests for deferment are still valid (**Appendices IIa & IIb**).

## **3. Planning Department's Views**

- 3.1 The applications have been deferred twice for a total of four months at the request of the applicants to allow more time to address departmental comments. Since the last deferment, the applicants have submitted FI including responses to DEP's comments. The applicants need more time to resolve the comments from government departments.
- 3.2 The Planning Department has no objection to the requests for deferment as the justification 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 applicants need more time to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 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 FI 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. Since it is the third deferment of the applications, the applicants should be advised that the Board has allowed a total of six 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 requests are not acceded to, the applications will be submitted to the Committee for consideration at the next meeting.

## **5. Attachments**

<b>Appendices Ia &amp; Ib</b>	Letters of 18.3.2020 from the applicants' representative
<b>Appendices IIa &amp; IIb</b>	Letters of 13.5.2020 from the applicants' representative
<b>Plan A-1</b>	Location plan