

APPLICATIONS FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATIONS NO. A/TM-LTY Y/377 & 378
(for 4th Deferment)

- Applicants** : Mr. Siu Yu Kin (Application No. A/TM-LTY Y/377)
Mr. Siu Chiu Choi (Application No. A/TM-LTY Y/378)
Represented by Proper Trip Surveyors Limited
- Sites** : Lot 225 S.B (Application No. A/TM-LTY Y/377)
Lot 225 S.C (Application No. A/TM-LTY Y/378)
All in D.D. 130, San Hing Tsuen, Lam Tei, Tuen Mun, New Territories
- Site Areas** : About 127.2m² (Application No. A/TM-LTY Y/377)
About 202.2m² (Application No. A/TM-LTY Y/378)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No.
S/TM-LTY Y/10
- Zoning** : “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’]
- Applications** : 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, 13.12.2019 and 26.5.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the applications for two months each, as requested by the applicants, to allow time for preparation of further information (FI) to address departmental comments. The applicants submitted FI on 24.7.2020 providing responses to comments of the Environmental Protection Department (EPD). The applications were scheduled for consideration by the Committee at this meeting.

2. Requests for Deferment

On 31.8.2020, 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 departmental comments (**Appendices Ia & Ib**).

3. Planning Department's Views

3.1 The applications have been deferred three times for a total of six months at the requests of the applicants to allow more time to address departmental comments. Since the last deferment, the applicants have submitted FI providing responses to EPD'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 fourth deferment of the applications, the applicants should be advised that the Board has allowed a total of eight months for preparation of submission of FI, this is the last deferment and no further deferment would be granted.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicants' requests 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

Appendices Ia & Ib	Letters of 31.8.2020 from the applicants' representative
Plan A-1	Location plan