

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

**APPLICATION NO. A/TM-LTY Y/377 & 378**  
***( for 2<sup>nd</sup> Deferment )***

- Applicants** : Siu Yu Kin (Application No. A/TM-LTY Y/377)  
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 127.2m<sup>2</sup> (Application No. A/TM-LTY Y/377)  
About 202.2m<sup>2</sup> (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, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) decided to defer a decision on the applications for two months as requested by the applicants’ representative, so as to allow time for preparation of further information (FI) to address the comments of relevant government departments. The applicants submitted FIs on 21.10.2019 and 24.10.2019. The applications were originally scheduled for consideration by the Committee of the Board at this meeting.

## 2. **Request for Deferment**

On 27.11.2019, 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 further information (FI) to address the comments of the Environmental Protection Department (**Appendices Ia & Ib**).

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

- 3.1 The applications have been deferred once for two months at the request of the applicants to allow more time to address departmental comments. Since the last deferment, the applicant has submitted FIs including responses to comments. The applicant needs more time to resolve the comments from government departments.
- 3.2 The Planning Department has no objection to the request 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 applicant. 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 applicant should be advised that the Committee has allowed a maximum period of two months for preparation of submission of FI. Since it is the second deferment of the application, the applicant should be advised that the Board has allowed a total of four 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**

**Appendices Ia & Ib** Letters of 27.11.2019 from the applicants' representative

**Plan A-1** Location plan