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主旨: Supplementary Information for the Planning Application No. A/TP/698
附件: Justifications_revised-pg1_2024-10-17.pdf

類別: Internet Email

Dear Sir/Madam,

With reference to the captioned application, I submit herewith a revised copy of the page 1 of the Appendix III - Justifications to supersede the previous submitted page. Meanwhile, a soft copy of the same page has been submitted to your department via your departmental portal (EPASS).

[A TP 698](#)

Thank you for your kind attention. Should you have any queries, please do not hesitate to contact the undersigned.

Best regards,
So man-kit (Engineering Director)

MANSFIELD ENGINEERING CONSULTANT COMPANY
MANSFIELD ENGINEERING CONSULTANT LIMITED

Application Site: Lots 83 S.C RP and 470 S.D in D.D. 21, San Uk Ka, Tai Po, N.T.

Justifications

(i) Background Information:

The Application is with the same proposal of planning application No. A/TP/662 for proposed house (New Territories Exempted House) development, which was approved by the Rural and New Town Planning Committee on 22.5.2020 with approval conditions and validity till 22.5.2024. Despite the planning permission was granted, District lands Office/Tai Po of lands Department could not issue the formal basic terms offer to the applicant before the expiry date due to objections were received upon posting notice. The application was then required to go through a three-tier mechanism adopted since 1.9.2017 by lands Department for proper handling of the Small House applications and the objections to the applications. While the posting notice is the final stage to reach the approval of the application and it was unexpectedly objections received, the applicant could not submit application S.16A for extension of time for commencement of development in accordance with the Town Planning Board Guideline No. 350 under s.16A of the Town Planning Ordinance (Cap.131) due to lapse of planning permission expiry on 22.5.2024.

(ii) Justifications:

Apart from the background information given above, the justifications for substantiate the application are as follows:

- a) The applicant is an indigenous villager of a recognized village of Tai Po District of who is eligible to apply for a Small House grant under the current Small House policy, and was also the applicant of the same application site under Application No. A/TP/662 previously approved with conditions by RNTPC on 22.5.2020;
- b) There hasn't been any material change in planning circumstances since the original permission was granted on 22.5.2020 in terms of the planning policy/land-use zoning of the application site;