

RNTPC Paper No. A/I-LI/34
For consideration by the
Rural and New Town
Planning Committee
on 11.6.2021

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

APPLICATION NO. A/I-LI/34

(for 1st Deferment)

- Applicant** : Mr. TSANG Hing Hong represented by KTA Planning Limited
- Site** : Lot No. 5 in D.D. 7 LM and adjoining Government Land, Lamma Island
- Site Area** : About 135.47m², including
(i) 91.1m² for house redevelopment; and
(ii) 44.37m² for proposed footpath
- Lease** : (i) Old Schedule Lot
- Lot No. 5 : for 'House and Dry Cultivation' use (about 91.1m² or 67.25%)
(ii) Government Land (GL) (about 44.37m² or 32.75%)
- Plan** : Approved Lamma Island Outline Zoning Plan (OZP) No. S/I-LI/11
- Zoning** : "Conservation Area" ("CA")
[redevelopment is subject to maximum plot ratio (PR) of 0.4, maximum site coverage (SC) of 20%, and maximum building height (BH) of 2 storeys (7.6m), or the PR, SC and height of the existing building, whichever is the greater]
- Application** : Proposed House (Redevelopment), Provision of Amenity Planting, Footpath, and Filling of Land/Excavation of Land

1. Background

On 13.4.2021, the applicant sought planning permission for redevelopment of one New Territories Exempted House (NTEH), and to carry out filling of land/excavation of land and provision of amenity planting, footpath at the application site (the Site) (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 21.5.2021, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) requesting the Board to defer making a decision on the application for two months to allow time for preparation of further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for deferment as the justifications 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 applicant needs more time to prepare FI to address departmental comments, the deferment period is not indefinite, and the deferment would not affect the interest of the other concerned parties.
- 3.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant 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 applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter dated 21.5.2021 from the applicant
Location Plan

PLANNING DEPARTMENT
JUNE 2021