

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

APPLICATION NO. A/NE-LT/688
(for 3rd Deferment)

<u>Applicants</u>	Messrs. CHEUNG Tsz Shan George, CHUNG Kwok Ki, KO Fong Wah, KOO Heung Wah, KOO Wai Ho, KOO Wai Kit, KOO Yuk Ki, LAM Kwok Ming Billy, LAM Ping Wing, LEE Chi Wai, LEE Kwok Hung, LI Chit Hang, MA Wah Leung, SHAM Pak Hang, SHUM Koon Shing, SHUM Che Wing Danny, SHUM Chi Ming, SHUM Siu Leung, TANG Yuen Chi Hency and WONG Yat Ming all represented by Mr. LAU Shek Chuen and Vision Planning Consultants Limited
<u>Site</u>	Lots 567 S.C, 567 S.F (Part), 567 S.G (Part), 567 S.L RP, 567 RP (Part), 568 S.A ss.1 RP, 568 S.A ss.1 S.A, 568 S.A ss.2, 568 S.A ss.3 RP, 568 S.A ss.4 RP, 568 S.A ss.4 S.B, 568 S.A ss.4 S.C, 568 S.A RP (part), 568 S.B RP, 568 S.B ss.1, 568 S.B ss.2 RP, 568 S.B ss.2 S.B, 568 S.B ss.3 S.B, 568 S.B ss.3 RP, 568 S.B ss.4 RP, 570 RP (Part), 570 S.B RP, 570 S.D RP, 570 S.D ss.1, 573 RP (Part), 573 S.A, 573 S.B, 573 S.D, 573 S.E, 573 S.F, 573 S.H, 573 S.J, 573 S.K (Part), 573 S.L, 573 S.M, 574 S.A, 574 S.B, 574 S.C, 574 S.F, 574 S.G, 574 S.H, 574 S.J, 574 S.K, 574 S.L ss.1, 574 S.L RP, 904 (Part), 907 (Part), 908 (Part) and 910 (Part) in D.D. 8 and adjoining Government land, Sha Pa Village, Lam Tsuen, Tai Po, New Territories
<u>Site Area</u>	About 4,329.4m ² (including about 566.4m ² of Government land of 13.1% of site area)
<u>Lease</u>	Block Government Lease (demised for agricultural use)
<u>Plan</u>	Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11
<u>Zonings</u>	(a) “Agriculture” (“AGR”) (about 96%) (b) Area shown as ‘Road’ (about 4%)
<u>Application</u>	Proposed Twenty Houses (New Territories Exempted Houses (NTEHs) – Small Houses) with an Emergency Vehicular Access (EVA)

1. Background

- 1.1 On 20.7.2020, the applicants sought planning permission for proposed twenty houses (NTEHs - Small Houses) with an EVA at the application site (the Site) (**Plan A-1**).

- 1.2 On 18.9.2020, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicants, to allow time for preparation of further information (FI) to address departmental comments. On 16.10.2020, 27.10.2020, 13.11.2020, 27.11.2020 and 5.1.2021, the applicants submitted FI providing responses to departmental and public comments.
- 1.3 On 22.1.2021, the Committee agreed to the applicants' request to defer consideration of the application for another two months, so as to allow time for preparation of FI to address comments from Transport Department (TD). The application is scheduled for consideration by the Committee on 16.4.2021.

2. Request for Deferment

On 12.4.2021, the applicants' representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for a period of two months so as to allow more time for preparation of FI in response to TD's comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred twice for a total period of four months upon the requests of the applicants. Since the last deferment on 22.1.2021, the applicants have been actively liaising with TD regarding the provision of car-parking spaces for the proposed Small House developments. On 25.1.2021 and 18.3.2021, the applicants have provided information to TD to further elaborate the intention of the proposed development, the background of the existing traffic and transport situation in the area, as well as the existing car parking areas near the application site. On 9.4.2021, TD requested the applicants to provide additional information with respect to the local parking demand. As such, more time is required by the applicants to prepare FI to address TD's comments.
- 3.2 The Planning Department has no objection to the request for deferment as the justification for deferment meets 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 prepare FI 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 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 applicants. If the FI submitted by the applicants 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 applicants should be advised that the Committee has allowed two months for preparation of submission of FI. Since this is the third deferment of the application, 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 request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 12.4.2021 from the applicants' representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
APRIL 2021**