

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

**APPLICATION NO. A/NE-LT/688**  
*(for 4th Deferment)*

<b><u>Applicants</u></b>	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
<b><u>Site</u></b>	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
<b><u>Site Area</u></b>	About 4,329.4m <sup>2</sup> (including about 566.4m <sup>2</sup> of Government land of 13.1% of site area)
<b><u>Lease</u></b>	Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11
<b><u>Zonings</u></b>	(a) “Agriculture” (“AGR”) (about 96%) (b) Area shown as ‘Road’ (about 4%)
<b><u>Application</u></b>	Proposed Twenty Houses (New Territories Exempted Houses (NTEHs) – Small Houses) with an Emergency Vehicular Access (EVA)

**1. Background**

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**). On 18.9.2020, 22.1.2021 and 16.4.2021, 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 each for two months, as requested by the applicants, to allow time for preparation of further information (FI) to address departmental comments. The application is scheduled for consideration by the Committee on 9.7.2021.

## 2. **Request for Deferment**

On 30.6.2021, the applicants' representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for another two months so as to allow more time for preparation of FI to address the comments from Transport Department (TD) (**Appendix I**).

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

- 3.1 The application has been deferred three times for a total period of six months at the request of the applicants to address departmental comments. Since the third deferment on 16.4.2021, the applicants have been actively liaising with TD regarding the provision of car-parking spaces for the proposed Small House developments. On 15.6.2021, the applicants have provided pre-submission materials for TD's preliminary consideration. In order to address TD's concerns on the outstanding issue, the applicants need more time for the preparation of submission of FI.
- 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 a further period of two months for preparation of submission of FI. Since it is the fourth deferment of the application and the Committee has allowed a total of eight months for the 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' 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**

<b>Appendix I</b>	Letter dated 30.6.2021 from the applicants' representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
JULY 2021**