

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATIONS NO. A/NE-LT/693 and 694
(for 2nd Deferment)

<u>Applicants</u>	Mr. CHEUNG Yiu Kwan Mr. CHEUNG Yiu Yin all represented by Mr. LEE Wai Leung	(Application No. A/NE-LT/693) (Application No. A/NE-LT/694)
<u>Sites</u>	Lot 892 S.B ss.2 Lot 892 S.B ss.1 (Part) all in D.D. 8, Ma Po Mei Village, Lam Tsuen, Tai Po	(Application No. A/NE-LT/693) (Application No. A/NE-LT/694)
<u>Site Areas</u>	About 130.3m ² About 123m ²	(Application No. A/NE-LT/693) (Application No. A/NE-LT/694)
<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>Zoning</u>	“Agriculture” (“AGR”)	
<u>Applications</u>	Proposed House (New Territories Exempted House (NTEH) - Small House) on each of the application sites	

1. Background

- 1.1 On 7.12.2020, the applicants sought planning permission for a proposed house (NTEH – Small House) on each of the application sites (the Sites) (**Plan A-1**).
- 1.2 On 5.2.2021, 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 for two months, as requested by the applicants, to allow time for preparation of further information (FI) to address comments from Drainage Services Department (DSD). The application is scheduled for consideration by the Committee on 30.4.2021.

2. Request for Deferment

On 19.4.2021, the applicants’ representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the applications for another two months so as to allow more time for preparation of FI in response to DSD’s comments (**Appendix I**).

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 the departmental comments. Since the last deferment on 5.2.2021, the applicants have been actively liaising with DSD regarding the sewerage connection from the proposed Small Houses to the existing public sewerage network and no adverse flooding risk to the nearby village houses. On 11.3.2021, 27.3.2021 and 17.4.2021, the applicants have provided information to DSD to demonstrate the technical feasibility of sewerage connection and no adverse flooding risk to the nearby village houses. According to the applicants' representative, more time is needed to further liaise with DSD to resolve the sewerage/drainage issues.
- 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 in response to 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 further submission from the applicants. 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 applicants should be advised that the Committee has allowed further two months for preparation of submission of FI. Since this is the second deferment of the applications, the applicants should be advised that the Committee 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

Appendix I	Email dated 19.4.2021 from the applicants' representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
APRIL 2021**