

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LT/713
(for 2nd Deferment)

- Applicant** : Mr. CHUNG Mei Wah represented by Mr. HUI Kwan Yee
- Site** : Government Land in D.D. 19, Chung Uk Tsuen, Lam Tsuen, Tai Po
- Site Area** : 65.03m²
- Land Status** : Government Land
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11
- Zonings** : “Agriculture” (“AGR”) (about 84%)
Area shown as ‘Road’ (about 16%)
- Application** : Proposed House (New Territories Exempted House (NTEH) - Small House)

1. Background

- 1.1 On 5.1.2022, the applicant sought planning permission for a proposed house (NTEH – Small House) at the application site (**Plan A-1**).
- 1.2 On 4.3.2022, 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 applicant, to allow more time for the applicant to prepare further information (FI) to address the departmental comments. On 4.5.2022, the applicant submitted FI addressing departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 14.6.2022, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months so as to allow more time for preparation of FI to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second 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. 33A) in that the applicant needs more time to prepare the FI in response to departmental comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further submission 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 further two months for preparation of FI submission. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I Plan A-1

Letter dated 14.6.2022 from the applicant's representative
Location plan

**PLANNING DEPARTMENT
JUNE 2022**