

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LT/733
(for 1st Deferment)

- Applicant** : Mr. SHAM Man Tong represented by Cheer Excel Engineering Limited
- Site** : Lot 311 in D.D. 8, Tai Yeung Che Village, Lam Tsuen, Tai Po
- Site Area** : About 161.5m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11
- Zonings** : “Agriculture” (“AGR”)
“Village Type Development” (“V”)
- Application** : Proposed House (New Territories Exempted House (NTEH) - Small House)

1. Background

On 14.7.2022, the applicant seek planning permission for a proposed house (NTEH – Small House) at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 9.9.2022.

2. Request for Deferment

On 25.8.2022, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow more 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 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 two months for preparation of FI submission, 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter dated 25.8.2022 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
SEPTEMBER 2022