

RNTPC Paper No. A/TM-LTTY/457 & 458
For Consideration by
the Rural and New Town
Planning Committee
on 14.7.2023

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATIONS NO. A/TM-LTTY/457 & 458
(for 1st Deferment)

- Applicants** : Too Ming Yin (Application No. A/TM-LTTY/457)
Too Ka Hei Terry (Application No. A/TM-LTTY/458)
- Represented by Goldrich Planners & Surveyors Limited
- Sites** : Lot 836 S.H (Application No. A/TM-LTTY/457)
Lot 836 R.P. (Application No. A/TM-LTTY/458)
- All in D.D. 130, Lam Tei San Tsuen, Tuen Mun, New Territories
- Site Areas** : About 128 m² (Application No. A/TM-LTTY/457)
About 126 m² (Application No. A/TM-LTTY/458)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No.
S/TM-LTTY/12
- Zoning** : “Green Belt”
- Applications** : Proposed House (New Territories Exempted House (NTEH) - Small House)

1. Background

On 24.5.2023, the applicants sought planning permission for proposed house (NTEH - Small House) at each of the application sites (**Plan A-1**). The applications are scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 27.6.2023, the applicants’ representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the applications for two months so as to allow time for preparation of further information (FI) to address departmental comments (**Appendices Ia & Ib**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first 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 deferment would allow the applicants to prepare FI to address outstanding issues.
- 3.2 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 FI 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 a period of two months for preparation of the 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

- Appendices Ia & Ib** Letters of 27.6.2023 from the applicants' representative
- Plan A-1** Location plan

**PLANNING DEPARTMENT
JULY 2023**