

TOWN PLANNING BOARD

TPB PAPER NO. 10434
FOR CONSIDERATION BY
THE TOWN PLANNING BOARD
ON 22.6.2018

REVIEW OF APPLICATION NO. A/SK-PK/239
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE
(1st Deferment)

Proposed House (New Territories Exempted House (NTEH)) – Small House
in “Green Belt” Zone
Lot No. 470 S.B ss.2 in D.D. 222, Pak Kong,
Sai Kung, New Territories

REVIEW OF APPLICATION NO. A/SK-PK/239
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE
(1st Deferment)

<u>Applicant</u>	:	Mr. Lok Chiu Nam represented by DeSPACE (International) Limited
<u>Site</u>	:	Lot No. 470 S.B ss.2 in D.D. 222, Pak Kong, Sai Kung, New Territories
<u>Site Area</u>	:	About 113m ²
<u>Lease</u>	:	Old Schedule Agricultural Lots held under Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Pak Kong and Sha Kok Mei Outline Zoning Plan (OZP) No. S/SK-PK/11
<u>Zoning</u>	:	“Green Belt” (“GB”)
<u>Application</u>	:	Proposed House (New Territories Exempted House (NTEH)) – Small House
<u>RNTPC’s Decision</u>	:	Rejected (12.1.2018)
<u>Subject of Review</u>	:	Rural and New Town Planning Committee (RNTPC)’s decision to reject the application

1. Background

- 1.1 On 23.3.2017, the applicant sought planning permission for the development of one NTEH (Small House) at the application site (**Plan R-1**) under s.16 of the Town Planning Ordinance (the Ordinance). On 12.1.2018, the RNTPC of the Town Planning Board (the Board) rejected the application.
- 1.2 On 15.2.2018, the applicant applied, under s.17(1) of the Ordinance, for review of the RNTPC’s decision to reject the application. On 22.3.2018, 14.5.2018 and 5.6.2018, the applicant submitted written representations in support of the review application. The review application is scheduled for consideration by the Board on 22.6.2018.

2. Request for Deferment

On 6.6.2018, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the review application for two months so as to allow time to consult relevant government departments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for deferment as the justifications for deferment meet 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 applicant needs more time to consult the government departments; the deferment period is not indefinite; and that the deferment would not affect the interests of other relevant parties.

3.2 Should the Board agree to defer a decision on the review application, the application will be submitted to the Board for consideration within three months upon receipt of further submission from the applicant. If the submission 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 Board's consideration. The applicant should be advised that the Board has allowed two months for preparation of and submission of further information, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Board is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the review application will be submitted for the Board's consideration at the next meeting.

5. Attachments

Appendix I	Letter of 6.6.2018 from the applicant's representative requesting for deferment
Plan R-1	Location plan

**PLANNING DEPARTMENT
JUNE 2018**