

**REVIEW OF APPLICATIONS NO. A/SK-PK/240 AND A/SK-PK/241
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE
(2nd Deferment)**

<u>Applicants</u>	:	Lok Richard Lok Paul	(Application No. A/SK-PK/240) (Application No. A/SK-PK/241)
		All represented by DeSPACE (International) Limited	
<u>Sites</u>	:	Lot No. 470 S.B RP in D.D. 222 Lot No. 470 S.B ss.3 in D.D. 222	(Application No. A/SK-PK/240) (Application No. A/SK-PK/241)
		All in Pak Kong, Sai Kung, New Territories	
<u>Site Areas</u>	:	156.3m ² (about) 138.1m ² (about)	(Application No. A/SK-PK/240) (Application No. A/SK-PK/241)
<u>Lease</u>	:	Old Schedule Agricultural Lots held under Block Government Lease (demised for agricultural use)	(Applications No. A/SK-PK/240 and 241)
<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>Applications</u>	:	Proposed Houses (New Territories Exempted House (NTEHs) – Small Houses)	
<u>RNTPC’s Decision</u>	:	Rejected (26.1.2018)	
<u>Subject of Review</u>	:	Rural and New Town Planning Committee (RNTPC)’s decision to reject the application	

1. Background

- 1.1 On 18.4.2017, the applicants sought planning permission for development of one NTEH (Small House) at each of the two application sites (the Sites) (**Plan R-1**) under s.16 of the Town Planning Ordinance (the Ordinance). On 26.1.2018, the RNTPC of the Town Planning Board (the Board) rejected the applications.
- 1.2 On 2.3.2018, the applicants applied for a review of the RNTPC’s decision to reject the applications under s.17(1) of the Ordinance. On 14.5.2018, 15.5.2018, 26.7.2018 and 26.9.2018, the applicants submitted written representations in

support of the review applications for A/SK-PK/240 and A/SK-PK/241 respectively.

- 1.3 On 10.8.2018, at the request of the applicant, the Board agreed to defer making a decision on the review applications for two months as requested by the applicants to allow time for the applicants to prepare further information to resolve comments from relevant government departments. The review applications are scheduled for consideration by the Board at this meeting.

2. Request for Deferment

On 3.10.2018, the applicants' representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the review applications for another two months so as to allow time to consult relevant government departments (**Appendix I**).

3. Planning Department's Views

- 3.1 The applications have been deferred once at the request of the applicants to allow a total of two months for preparation of further information to address departmental comments. Since the last deferment on 10.8.2018, the applicants have submitted further information regarding land availability for Small House development within "V" zone. Nevertheless, the applicants need more time to consult government departments on the submitted further information.
- 3.2 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 applicants need more time to consult 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 applications, the applications will be submitted to the Board for consideration within three months upon receipt of further submission from the applicants. If the submission 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 Board's consideration. Since this is the second deferment, the applicants should be advised that the Board has allowed a total of four 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 applicants' request for deferment. If the request is not acceded to, the review applications will be submitted for the Board's consideration at the next meeting.

5. **Attachments**

Appendix I

Letters of 3.10.2018 from the applicants' representative requesting for deferment for Applications No. A/SK-PK/240 and A/SK-PK/241

Plan R-1

Location plan

**PLANNING DEPARTMENT
OCTOBER 2018**