

**REVIEW OF APPLICATIONS NO. A/SK-PK/240 AND A/SK-PK/241**  
**UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**  
***(1<sup>st</sup> Deferment)***

<b><u>Applicants</u></b>	:	Lok Richard Lok Paul	(Application No. A/SK-PK/240) (Application No. A/SK-PK/241)
		All represented by DeSPACE (International) Limited	
<b><u>Sites</u></b>	:	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	
<b><u>Site Areas</u></b>	:	156.3m <sup>2</sup> (about) 138.1m <sup>2</sup> (about)	(Application No. A/SK-PK/240) (Application No. A/SK-PK/241)
<b><u>Lease</u></b>	:	Old Schedule Agricultural Lots held under Block Government Lease and 241 (demised for agricultural use)	
<b><u>Plan</u></b>	:	Approved Pak Kong and Sha Kok Mei Outline Zoning Plan (OZP) No. S/SK-PK/11	
<b><u>Zoning</u></b>	:	“Green Belt” (“GB”)	
<b><u>Applications</u></b>	:	Proposed Houses (New Territories Exempted House (NTEHs) – Small Houses)	
<b><u>RNTPC’s Decision</u></b>	:	Rejected (26.1.2018)	
<b><u>Subject of Review</u></b>	:	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, under s.17(1) of the Ordinance, for a review of the RNTPC’s decision to reject the applications. On 14.5.2018, 15.5.2018 and 26.7.2018, the applicants submitted written representations in support of the

review applications for A/SK-PK/240 and A/SK-PK/241 respectively. The review applications are scheduled for consideration by the Board on 10.8.2018.

**2. Request for Deferment**

On 26.7.2018, the applicants' representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the review applications for 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 applicants need 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 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. The applicants 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 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**

<b>Appendix I</b>	Letters of 26.7.2018 from the applicants' representative requesting for deferment for Applications No. A/SK-PK/240 and A/SK-PK/241
<b>Plan R-1</b>	Location plan