

# **TOWN PLANNING BOARD**

**TPB Paper No. 10582**

**For Consideration by  
the Town Planning Board on 11.10.2019**

**REVIEW OF APPLICATION NO. A/NE-KLH/562  
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Proposed House (New Territories Exempted House (NTEH) – Small House)  
in “Green Belt” and “Village Type Development” Zones**

**Lot 981 S.D in D.D. 9, Nam Wa Po, Tai Po, New Territories**

***(for 1<sup>st</sup> Deferment)***



**REVIEW APPLICATION NO. A/NE-KLH/562**  
**UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

*(for 1<sup>st</sup> Deferment)*

<b><u>Applicant</u></b>	Mr. Isaac LAM represented by Euro Asia Construction Engineering Limited
<b><u>Site</u></b>	Lot 981 S.D in D.D. 9, Nam Wa Po, Tai Po, New Territories
<b><u>Site Area</u></b>	About 181.7 m <sup>2</sup>
<b><u>Lease</u></b>	Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	Approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11
<b><u>Zonings</u></b>	“Village Type Development” (“V”) (about 26%) and “Green Belt” (“GB”) (about 74%)
<b><u>Application</u></b>	Proposed House (New Territories Exempted House (NTEH) – Small House)
<b><u>RNTPC’s decision</u></b>	Rejected on 31.5.2019
<b><u>Subject of Review</u></b>	To review the Rural and New Town Planning Committee (RNTPC)’s decision to reject the application

**1. Background**

- 1.1 On 25.1.2019, the applicant, Mr. Isaac LAM represented by Euro Asia Construction Engineering Limited, sought planning permission to build an NTEH (Small House) on the application site (the Site) under s.16 of the Town Planning Ordinance (the Ordinance). The Site falls within an area mainly zoned “Green Belt” (“GB”) (about 135m<sup>2</sup> or 74%) and partly zoned “Village Type Development” (“V”) (about 47m<sup>2</sup> or 26%) on the approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11 (**Plan R-1**). On 31.5.2019, the RNTPC of the Town Planning Board (the Board) rejected the application.
- 1.2 On 11.7.2019, the applicant’s representative applied, under section 17(1) of the Ordinance, for a review of the RNTPC’s decision to reject the application. The review application is scheduled for consideration by the Board on 11.10.2019.

## 2. **Request for Deferment**

On 3.10.2019, 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 for preparation of further information in support of the review application (**Annex A**).

## 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 Application made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time to prepare further information in support of the review application, the deferment period is not indefinite and 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 information from the applicant. If the further information 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 Board's consideration. The applicant should be advised that the Board has allowed two months for preparation of 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 application will be submitted to the Board for consideration at the next meeting.

## 5. **Attachments**

<b>Annex A</b>	Letter dated 3.10.2019 from the applicant's representative
<b>Plan R-1</b>	Location plan

**PLANNING DEPARTMENT  
OCTOBER 2019**