

TPB Paper No. 10444

**For Consideration by
the Town Planning Board on 13.7.2018
(1st Deferment)**

**REVIEW OF APPLICATION NO. A/NE-LT/626
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Proposed House (New Territories Exempted House - Small House)
in “Agriculture” zone**

**Government land in D.D. 19, Chuen Shui Tseng Village, Lam Tsuen,
Tai Po, New Territories**

REVIEW APPLICATION NO. A/NE-LT/626
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(for 1st Deferment)

<u>Applicant</u>	Mr. CHUNG Yuk Hang
<u>Site</u>	Government land in D.D. 19, Chuen Shui Tseng Village, Lam Tsuen, Tai Po, New Territories
<u>Site Area</u>	About 65.03m ²
<u>Land Status</u>	Government land
<u>Plan</u>	Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11
<u>Zoning</u>	“Agriculture” (“AGR”)
<u>Application</u>	Proposed House (New Territories Exempted House (NTEH) - Small House)
<u>RNTPC’s Decision</u>	Rejected on 16.3.2018
<u>Subject of Review</u>	To review the Rural and New Town Planning Committee (RNTPC)’s decision to reject the application

1. Background

- 1.1 On 10.11.2017, the applicant sought planning application for proposed house (NTEH – Small House) at the application site (the Site). The Site falls within an area zoned “AGR” on the approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11 (**Plan R-1**). On 16.3.2018, the RNTPC of the Town Planning Board (the Board) rejected the application.
- 1.2 On 25.4.2018, the applicant applied, under section 17(1) of the Town Planning Ordinance, for a review of the RNTPC’s decision to reject the application. The applicant has not submitted any written representation or technical assessment in support of the review. The review application is scheduled for consideration by the Board on 13.7.2018.

2. Request for Deferment

On 20.6.2018, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the review of application for two months so as to allow time for preparation of justifications in support of the review of 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 Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time to prepare justifications 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

Annex A	Email from the applicant dated 20.6.2018 requesting for deferment
Plan R-1	Location plan

**PLANNING DEPARTMENT
JULY 2018**