

**REVIEW APPLICATIONS NO. A/NE-TK/643, 644, 645 and 646**  
**UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

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

<b><u>Applicants</u></b>	Mr. WONG Wing Him	(Application No. A/NE-TK/643)
	Mr. WONG Pui Yip	(Application No. A/NE-TK/644)
	Mr. WONG Yuen Keung	(Application No. A/NE-TK/645)
	Mr. LI Jurvin	(Application No. A/NE-TK/646)

All represented by Mr. YIP Fook Wah, Raymond

<b><u>Sites</u></b>	Lots 1028 S.B ss.5, 1034 S.A ss.2 S.C and 1034 S.B ss.5	(Application No. A/NE-TK/643)
	Lots 1028 S.B RP, 1034 S.A RP, 1034 S.A ss.2 RP and 1034 S.B RP	(Application No. A/NE-TK/644)
	Lot 1034 S.A ss.1	(Application No. A/NE-TK/645)
	Lots 1034 S.A ss.2 S.B and 1034 S.B ss.4	(Application No. A/NE-TK/646)

All in D.D. 23, Po Sam Pai, Tai Po, New Territories

<b><u>Site Areas</u></b>	About 116.6m <sup>2</sup>	(Application No. A/NE-TK/643)
	About 112.6m <sup>2</sup>	(Application No. A/NE-TK/644)
	About 97.9m <sup>2</sup>	(Application No. A/NE-TK/645)
	About 115.9m <sup>2</sup>	(Application No. A/NE-TK/646)

<b><u>Lease</u></b>	Block Government Lease (demised for agricultural use)
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<b><u>Plan</u></b>	Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
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<b><u>Zonings</u></b>	<table border="0"> <tr> <th style="text-align: center;"><u>“Village Type Development” (“V”)</u></th> <th style="text-align: center;"><u>“Agriculture”  (“AGR”)</u></th> <th></th> </tr> <tr> <td style="text-align: center;">47%</td> <td style="text-align: center;">53%</td> <td>(Application No. A/NE-TK/643)</td> </tr> <tr> <td style="text-align: center;">66%</td> <td style="text-align: center;">34%</td> <td>(Application No. A/NE-TK/644)</td> </tr> <tr> <td style="text-align: center;">60%</td> <td style="text-align: center;">40%</td> <td>(Application No. A/NE-TK/645)</td> </tr> <tr> <td style="text-align: center;">51%</td> <td style="text-align: center;">49%</td> <td>(Application No. A/NE-TK/646)</td> </tr> </table>	<u>“Village Type Development” (“V”)</u>	<u>“Agriculture”  (“AGR”)</u>		47%	53%	(Application No. A/NE-TK/643)	66%	34%	(Application No. A/NE-TK/644)	60%	40%	(Application No. A/NE-TK/645)	51%	49%	(Application No. A/NE-TK/646)
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<b><u>Application</u></b>	Proposed House (New Territories Exempted House (NTEH) - Small House) at each of the application sites
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<b><u>RNTPC’s decision</u></b>	Rejected on 16.11.2018
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<b><u>Subject of Review</u></b>	To review the Rural and New Town Planning Committee (RNTPC)’s decision to reject the applications
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## 1. **Background**

- 1.1 On 4.6.2018, the applicants sought planning permission to build a house (New Territories Exempted House (NTEH) - Small House) on each of the application sites (the Sites) under s.16 of the Town Planning Ordinance (the Ordinance). The Sites fall partly within "Agriculture" ("AGR") zone and partly within "Village Type Development" ("V") zone on the approved Kau Lung Hang Outline Zoning Plan (OZP) No. S/NE-KLH/11 (**Plan R-1**). On 16.11.2018, the RNTPC of the Town Planning Board (the Board) rejected the applications.
- 1.2 On 14.12.2018, the applicants applied, under section 17(1) of the Ordinance, for a review of the RNTPC's decision to reject the applications. The review applications are scheduled for consideration by the Board on 1.3.2019.

## 2. **Request for Deferment**

On 31.1.2019, the applicants' agent wrote to the Secretary of the Board and requested the Board to defer making a decision on the review applications for one month so as to allow time for preparation of further information in support of the review applications (**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 applicants need more time to prepare further information in support of the review applications, 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 applications, the applications will be submitted to the Board for consideration within three months upon receipt of further information from the applicants. If the further information submitted 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 one month 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 applicants' request for deferment. If the request is not acceded to, the applications will be submitted to the Board for consideration at the next meeting.

5. **Attachments**

<b>Annex A</b>	Email dated 31.1.2019 from the applicants' agent
<b>Plan R-1</b>	Location plan

**PLANNING DEPARTMENT  
MARCH 2019**