

TOWN PLANNING BOARD

TPB Paper No. 10580

For Consideration by
the Town Planning Board on 13.9.2019
(for 2nd Deferment)

REVIEW OF APPLICATIONS NO. A/NE-TT/9 and 10
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

Proposed Houses (New Territories Exempted Houses – Small Houses)
in “Green Belt” zone

Government Land in D.D. 289, Ko Tong, Tai Po, New Territories

REVIEW OF APPLICATIONS NO. A/NE-TT/9 and 10
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

Proposed Houses (New Territories Exempted Houses - Small Houses)
Government Land in D.D.289, Ko Tong, Tai Po, New Territories

(for 2nd Deferment)

<u>Applicants</u>	:	Mr. WONG Fung Mu, Thomas Mr. WONG Ken-liang All represented by Philip So & Associates Ltd.	(Application No. A/NE-TT/9) (Application No. A/NE-TT/10)
<u>Sites</u>	:	Government Land in D.D. 289, Ko Tong, Tai Po, New Territories	
<u>Site Areas</u>	:	About 65.03 m ² each	
<u>Land Status</u>	:	Government Land	
<u>Plan</u>	:	Approved Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung Outline Zoning Plan (OZP) No. S/NE-TT/2	
<u>Zoning</u>	:	“Green Belt” (“GB”)	
<u>Applications</u>	:	Proposed House (New Territories Exempted House (NTEH) - Small House)	
<u>RNTPC’s decision</u>		Rejected on 8.3.2019	
<u>Subject of Review</u>		To review the Rural and New Town Planning Committee (RNTPC)’s decision to reject the applications	

1. Background

- 1.1 The applicants sought planning permissions to build a proposed NTEH (Small House) on each of the application sites (the Sites). The Sites fall within an area zoned “GB” on the approved Tai Tan, Uk Tau, Ko Tong and Ko Tong Ha Yeung OZP No. S/NE-TT/2 (**Plan R-1**). On 8.3.2019, RNTPC of the Town Planning Board (the Board) rejected the applications.
- 1.2 On 11.4.2019, the applicants applied, under Section 17(1) of the Ordinance, for a review of the RNTPC’s decision to reject the applications.

- 1.3 On 28.6.2019, the Board agreed to defer a decision on the review applications for two months, as requested by the applicants, to allow time to consult relevant Government departments and for preparation of further information in support of the applications.

2. Request for Deferment

On 30.8.2019, 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 in order to allow time to liaise with relevant departments and for preparation of further information to address their comments (**Annex A**).

3. Planning Department's Views

- 3.1 The applications have been deferred once for two months at the request of the applicants to allow more time to address departmental comments. In view of the need to provide more information in support of the review applications, the applicants need more time for preparation of further information to address departmental comments.
- 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 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.
- 3.3 Should the Board agree to defer making 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 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 two months for preparation of submission of further information. Since it is the second deferment of the applications, the applicants should be advised that the Board has allowed a total of four 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 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

Annex A	Letters dated 30.8.2019 from the applicants' representative
Plan R-1	Location Plan