

# TOWN PLANNING BOARD

TPB Paper No. 10574

For Consideration by  
the Town Planning Board on 23.8.2019

REVIEW OF APPLICATION NO. A/TP/662  
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

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

Lots 83 S.C RP and 470 S.D in D.D.21, San Uk Ka Village, Tai Po, N.T

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

**REVIEW APPLICATION NO. A/TP/662**  
**UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**  
***( for 1<sup>st</sup> Deferment )***

<b><u>Applicant</u></b>	Mr. CHANG Kam Lun represented by Mr. LAU Chee Sing
<b><u>Site</u></b>	Lots 83 S.C RP and 470 S.D in D.D.21, San Uk Ka Village, Tai Po, N.T
<b><u>Site Area</u></b>	About 120.7 m <sup>2</sup>
<b><u>Lease</u></b>	Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/28
<b><u>Zoning</u></b>	“Green Belt” (“GB”)
<b><u>Application</u></b>	Proposed House (New Territories Exempted House (NTEH) - Small House)
<b><u>RNTPC’s decision</u></b>	Rejected on 3.5.2019
<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 22.1.2019, the applicant sought planning permission for a proposed house (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 zoned “GB” on the approved Tai Po OZP No. S/TP/28 (**Plan R-1**). On 3.5.2019, the RNTPC of the Town Planning Board (the Board) rejected the application.
- 1.2 On 6.6.2019, the applicant 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 23.8.2019.

**2. Request for Deferment**

On 29.7.2019, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of further information (FI) in supporting of the review application (**Annex I**).

**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 (TPG PG-No. 33) in that the applicant need more time to prepare FI 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 FI from the applicant. If the FI 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 FI, 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 I</b>	Letter dated 29.7.2019 from the applicant's representative
<b>Plan R-1</b>	Location plan

**PLANNING DEPARTMENT  
AUGUST 2019**