

# **TOWN PLANNING BOARD**

**TPB Paper No. 10838**

**For Consideration by  
the Town Planning Board on 17.6.2022**

**REVIEW OF APPLICATION NO. A/I-TCTC/61  
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Proposed House (New Territories Exempted House (NTEH) – Small House)  
in “Green Belt” Zone**

**Lot 2567 in D:D.3 TC, Ha Ling Pei Village, Tung Chung, Lantau Island**

**REVIEW OF APPLICATION NO. A/I-TCTC/61**  
**UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

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

<b><u>Applicant</u></b>	:	Mr. LEUNG Koon Hei
<b><u>Site</u></b>	:	Lot 2567 in D.D. 3, TC, Ha Ling Pei Village, Tung Chung, Lantau Island
<b><u>Site Area</u></b>	:	About 65.03m <sup>2</sup>
<b><u>Lease</u></b>	:	Private Treaty Grant (for non-industrial purpose)
<b><u>Plan</u></b>	:	Approved Tung Chung Town Centre Area Outline Zoning Plan (OZP) No. S/I-TCTC/24
<b><u>Zoning</u></b>	:	“Green Belt”
<b><u>Application</u></b>	:	Proposed House (New Territories Exempted House (NTEH) – Small House)
<b><u>RNTPC’s Decision</u></b>	:	Rejected on 18.2.2022
<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 22.12.2021, the applicant sought planning permission for a proposed house (NTEH - Small House) at the application site (**Plan R-1**). On 18.2.2022, the RNTPC of the Town Planning Board (the Board) rejected the application.
- 1.2 On 24.3.2022, 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 review application is scheduled for consideration by the Board at this meeting.

**2. Request for Deferment**

On 23.5.2022, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the review application for 90 days in order to allow more time for preparation of further information (FI) to address departmental comments (**Annex A**).

### **3. Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for the first 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. 33A) in that the applicant needs more time to prepare FI to address outstanding issues, and the deferment would not affect interests of other relevant parties. Notwithstanding the above, as set out in TPB PG-No. 33A, normally the applicant would be given two months for preparation of submission of FI. In this regard, if the applicant's request for deferment is acceded to, a deferment period of two months instead of 90 days should be allowed.
- 3.2 Should the Board agree to defer making 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. Attachment**

<b>Annex A</b>	Letter dated 23.5.2022 from the applicant
<b>Plan R-1</b>	Location Plan

**PLANNING DEPARTMENT  
JUNE 2022**