

TOWN PLANNING BOARD

TPB Paper No. 10871

**For Consideration by
the Town Planning Board on 18.11.2022**

**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 2nd Deferment)

<u>Applicant</u>	: Mr. LEUNG Koon Hei represented by Glister Engineering Consultants Company
<u>Site</u>	: Lot 2567 in D.D. 3, TC, Ha Ling Pei Village, Tung Chung, Lantau Island
<u>Site Area</u>	: About 65.03m ²
<u>Lease</u>	: Private Treaty Grant (for non-industrial purpose)
<u>Plan</u>	: Approved Tung Chung Town Centre Area Outline Zoning Plan (OZP) No. S/I-TCTC/24
<u>Zoning</u>	: “Green Belt”
<u>Application</u>	: Proposed House (New Territories Exempted House (NTEH) – Small House)
<u>RNTPC’s Decision</u>	: Rejected on 18.2.2022
<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 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. On 17.6.2022, the Board agreed to defer making a decision on the review application for two months, upon request by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments.
- 1.3 On 23.8.2022, the applicant’s representative submitted FI to address departmental comments. The review application is scheduled for consideration by the Board at this meeting.

2. Request for Deferment

On 26.10.2022, the applicant's representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the review application for two months in order to allow more time for preparation of 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 second 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. 33A) in that the applicant needs more time to prepare FI to address departmental comments, the deferment period is not indefinite and the deferment would not affect the rights or interests of other relevant parties.
- 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 could 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 a total of four months for preparation of submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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
Plan R-1

Email dated 26.10.2022 from the Applicant's Representative
Location Plan

PLANNING DEPARTMENT
NOVEMBER 2022