

TOWN PLANNING BOARD

TPB Paper No. 10936

**For Consideration by
the Town Planning Board on 3.11.2023**

**REVIEW OF APPLICATION NO. A/SK-PK/282
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Proposed House (New Territories Exempted House – Small House)
in “Recreation” Zone**

Lot 307 in D.D. 221, Sha Kok Mei, Sai Kung, New Territories

REVIEW OF APPLICATION NO. A/SK-PK/282
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(for 1st Deferment)

<u>Applicant</u>	:	Mr. WONG Andy Sing Chun
<u>Site</u>	:	Lot 307 in D.D. 221, Sha Kok Mei, Sai Kung, New Territories
<u>Site Area</u>	:	151.9m ² (about)
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11
<u>Zoning</u>	:	“Recreation”
<u>Application</u>	:	Proposed House (New Territories Exempted House (NTEH) - Small House)
<u>RNTPC’s Decision</u>	:	Rejected on 5.5.2023
<u>Subject of Review</u>	:	To review the Rural and New Town Planning Committee (the Committee)’s decision to reject the application

1. Background

- 1.1 On 7.3.2023, the applicant sought planning permission for proposed house (NTEH - Small House) at the application site under section 16 of the pre-amended Town Planning Ordinance (the pre-amended Ordinance)¹ (**Plan R-1**). On 5.5.2023, the Committee of the Town Planning Board (the Board) decided to reject the application.
- 1.2 On 7.6.2023, the applicant applied, under Section 17(1) of the pre-amended Ordinance for a review on the Committee’s decision to reject the application.

¹ The “pre-amended Ordinance” refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

2. Request for Deferment

On 23.10.2023, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time for preparation of further information (FI) in support of the review application (**Annex A**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first 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. 33A) in that the deferment would allow the applicant to prepare FI to support the review application.
- 3.2 Should the Board agree to defer making a decision on the 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 two months for preparation of the 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 for the Board's consideration at the next meeting.

5. Attachments

Annex A
Plan R-1

Email dated 23.10.2023 from the applicant
Location Plan

PLANNING DEPARTMENT
NOVEMBER 2023