

**REVIEW OF APPLICATION NO. A/YL-NTM/403**  
**UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

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

<b><u>Applicant</u></b>	: Cheng Ka Shing represented by Lanbase Surveyors Limited
<b><u>Application Site</u></b>	: Lot 864 (Part) in D.D. 105, Ngau Tam Mei, Yuen Long
<b><u>Site Area</u></b>	: About 893 m <sup>2</sup>
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12
<b><u>Zoning</u></b>	: “Green Belt” (“GB”)
<b><u>Application</u></b>	: Proposed House
<b><u>RNTPC’s decision</u></b>	: Rejected on 8.1.2021
<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 21.5.2020, the applicant sought planning permission for a proposed house at the application site (the Site) under s.16 of the Town Planning Ordinance (the Ordinance) (**Plan R-1**). The Site falls within an area zoned “Green Belt” (“GB”) on the approved Ngau Tam Mei OZP No. S/YL-NTM/12. On 8.1.2021, the RNTPC of the Town Planning Board (the Board) rejected the application.
- 1.2 On 8.2.2021, the applicant applied, under Section 17(1) of the Ordinance, for a review of the RNTPC’s decision to reject the application. The application is scheduled for consideration by the Board on 7.5.2021.

**2. Request for Deferment**

On 19.4.2021, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the review application for two months in order to allow time for the applicant to prepare further information (FI) to address comments from relevant departments (**Annex A**).

**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 (TPB PG-No. 33) in that the applicant needs more time to prepare FI to address departmental comments, the deferment period is not indefinite, and that the deferment would not affect the right or interest 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 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**

<b>Annex A</b>	Letter dated 19.4.2021 from the applicant
<b>Plan R-1</b>	Location plan

**PLANNING DEPARTMENT  
MAY 2021**

**TPB Paper No. 10736**

**For Consideration by  
the Town Planning Board on 7.5.2021**

**REVIEW OF APPLICATION NO. A/YL-NTM/403  
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Proposed House**

**Lot 864 (Part) in D.D. 105, Ngau Tam Mei, Yuen Long**

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