

TOWN PLANNING BOARD

TPB Paper No. 11020

**For Consideration by the
Town Planning Board on 12.9.2025**

**REVIEW OF APPLICATION NO. A/SK-HC/354
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Temporary Private Garden for a Period of Three Years
in “Agriculture” Zone,
Lot 429 S.B (Part) in D.D. 244 and Adjoining Government Land,
Ho Chung New Village, Sai Kung, New Territories**

REVIEW OF APPLICATION NO. A/SK-HC/354
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(for 2nd Deferment)

<u>Applicant</u>	: Ms. LAM Yeuk Yin represented by Mr. YEUNG Siu Fung
<u>Site</u>	: Lot 429 S.B (Part) in D.D. 244 and Adjoining Government Land (GL), Ho Chung New Village, Sai Kung, New Territories
<u>Site Area</u>	: About 282.33m ² (including about 216.77m ² (about 77%) of GL)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Draft Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/12 (currently in force) Approved Ho Chung OZP No. S/SK-HC/11 (at the time of submission)
<u>Zoning</u>	: “Agriculture” <i>[no change on the current OZP]</i>
<u>Application</u>	: Temporary Private Garden for a Period of Three Years
<u>RNTPC’s Decision</u>	: Rejected on 6.12.2024
<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 30.4.2024, the applicant sought planning permission under section 16 of the Town Planning Ordinance (the Ordinance) for temporary private garden for a period of three years at the application site (**Plan R-1**). On 6.12.2024, the Committee of the Town Planning Board (the Board) decided to reject the application.
- 1.2 On 3.1.2025, the applicant’s representative applied, under section 17(1) of the Ordinance, for a review of the Committee’s decision to reject the application.
- 1.3 On 30.5.2025, the Board agreed to defer making a decision on the application for two months as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments.
- 1.4 On 30.6.2025 and 25.7.2025, the applicant submitted FI to address departmental comments and provided more justifications to support the application. The

application is scheduled for consideration by the Board at this meeting.

2. Request for Deferment

On 12.8.2025, the applicant's representative 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 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address departmental comments.
- 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 further submission 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 the 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	Email dated 12.8.2025 from the applicant's representative
Plan R-1	Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2025**