

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATIONS NO. A/NE-MUP/168 to 170

(for 1st Deferment)

<u>Applicants</u>	: Mr. CHUNG Ryan Yat-Fung Mr. TONG Kwai Ming Mr. CHUNG Wai Chuen Andy all represented by Glister Engineering Consultants Company	(Application No. A/NE-MUP/168) (Application No. A/NE-MUP/169) (Application No. A/NE-MUP/170)
<u>Sites</u>	Lot 328 S.D Lot 328 S.F Lot 328 S.H all in D.D. 37, Man Uk Pin Village, Sha Tau Kok, New Territories	(Application No. A/NE-MUP/168) (Application No. A/NE-MUP/169) (Application No. A/NE-MUP/170)
<u>Site Areas</u>	: About 166 m ² About 182 m ² About 162.7 m ²	(Application No. A/NE-MUP/168) (Application No. A/NE-MUP/169) (Application No. A/NE-MUP/170)
<u>Land Status</u>	: Block Government Lease (demised for agricultural use)	
<u>Plan</u>	: Approved Man Uk Pin Outline Zoning Plan (OZP) No. S/NE-MUP/11	
<u>Zoning</u>	: “Agriculture” (“AGR”)	
<u>Applications</u>	: Proposed House (New Territories Exempted House (NTEH) – Small House) at each of the application sites	

1. Background

On 11.7.2022, the applicants submitted the current applications to seek planning permissions to build an NTEH (Small House) at each of the application site (**Plan A-1**). The applications are scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 23.8.2022, the applicants’ representative wrote to the Secretary, Town Planning Board (the Board) and requested the Board to defer making a decision on the applications for two months in order to prepare further information (FI) to address departmental comments (**Appendix I**).

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. 33A) in that this is the first deferment requested by the applicants and the deferment would allow the applicants to prepare FI to address outstanding issue(s).
- 3.2 Should the Committee agree to defer a decision on the applications, the applications will be submitted to the Committee for consideration within two months upon receipt of FI from the applicants. If the FI submitted by the applicants is not substantial and could be processed within a shorter time, the applications could be submitted to an earlier meeting for the Committee's consideration. The applicants should be advised that the Committee 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 Committee is invited to consider whether or not to accede to the applicants' request for deferment. If the request is not acceded to, the applications will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter dated 23.8.2022 from the applicants' representative
Location Plan

PLANNING DEPARTMENT
SEPTEMBER 2022