

RNTPC Paper No. A/NE-MUP/183A
For Consideration by the
Rural and New Town Planning
Committee on 8.9.2023

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-MUP/183

(For 2nd Deferment)

<u>Applicant</u>	:	Mr. YEUNG Sung Wing represented by R-riches Property Consultants Limited
<u>Site</u>	:	Lots 52 S.A (Part), 52 S.B (Part), 245, 246, 250, 251, 252 (Part) and 255 (Part) in D.D. 37, Man Uk Pin, Sha Tau Kok, New Territories
<u>Site Area</u>	:	About 6,453 m ²
<u>Lease</u>	:	(i) Block Government Lease (demised for agricultural use) (ii) Letter of Approval (LoA) No. L1290 (for erection of temporary structures for pigsty purpose)
<u>Plan</u>	:	Approved Man Uk Pin Outline Zoning Plan No. S/NE-MUP/11
<u>Zoning</u>	:	“Agriculture” (“AGR”)
<u>Application</u>	:	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of Three Years and Associated Filling of Land

1. Background

- 1.1 On 20.3.2023, the applicant submitted the current application to seek planning permission for proposed temporary place of recreation, sports or culture (hobby farm) and holiday camp with ancillary facilities for a period of three years and associated filling of land at the subject site (**Plan A-1**).
- 1.2 On 19.5.2023, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (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 the departmental comments.
- 1.3 On 18.7.2023, the applicant submitted a FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

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2. Request for Deferment

On 24.8.2023, the applicant wrote to the Secretary the Board and requested the Board to defer making a decision on the application for two months in order to prepare FI to address the departmental comments (**Appendix I**).

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 this is the second deferment requested by the applicant and the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2 Should the Rural and New Town Planning Committee (the Committee) agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two 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 Committee's consideration. The applicant should be advised that the Committee 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.

4. Decision Sought

The Committee 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 Committee's consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 24.8.2023 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
SEPTEMBER 2023**