

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE- STK/24

(for 2nd Deferment)

<u>Applicant</u>	:	Mr. WAN Kwok Man
<u>Site</u>	:	Various Lots in D.D. 41 and Adjoining Government Land, Sha Tau Kok, New Territories
<u>Site Area</u>	:	About 6,455m ² (includes Government Land (GL) of about 880m ²)
<u>Leases</u>	:	(i) Block Government Lease (demised for agricultural use) (about 86.4%) (ii) GL (about 13.6%)
<u>Plan</u>	:	Approved Sha Tau Kok Outline Zoning Plan No. S/NE-STK/2
<u>Zonings</u>¹	:	(i) “Village Type Development” (“V”) (about 78% of the Site) (ii) “Recreation (1)” (“REC(1)”) (about 21.4% of the Site)
<u>Application</u>	:	Proposed Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm), Public Vehicle Park (excluding Container Vehicle) for a Period of Three Years

1. Background

- 1.1 On 3.8.2023, the applicant sought planning permission for a proposed temporary holiday camp, place of recreation, sports or culture (hobby farm), public vehicle park (excluding container vehicle) for a period of three years at the application site (the Site) (**Plan A-1**).
- 1.2 On 22.9.2023, 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 to prepare further information (FI) to address departmental comments.
- 1.3 On 21.11.2023, the applicant submitted FI to address departmental comments.

¹ A narrow strip of the Site of about 36.8m² (i.e. 0.6% of the total site area) falls within an area shown as ‘Road’ on the approved Sha Tau Kok Outline Zoning Plan (OZP) No. S/NE-STK/2, which could be regarded as minor boundary adjustment and will not be included in the planning assessment on the proposed development.

2. **Request for Deferment**

On 28.12.2023, the applicant wrote to the Secretary of the Board and requested the Board to defer consideration of 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)² in that the applicant needs more time to prepare FI to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.2 Should 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 and supported with strong justifications.

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	Email dated 28.12.2023 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2024**

² TPB PG-No. 33A is applicable to this application as it was received before the promulgation of the revised guidelines TPB PG-No. 33B on 1.9.2023.