

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-TMT/70
(for 2nd Deferment)

<u>Applicant</u>	: Mr. Yuen Yu Ming, Ms. Mak Chui Ping and Well Leading Limited
<u>Site</u>	: Lots 416 S.A, 416 S.B and 416 RP in D.D. 216, Long Keng Village, Sai Kung, New Territories
<u>Site Area</u>	: 2,231m ² (about)
<u>Lease</u>	: Old Schedule Agricultural Lots held under Block Government Lease
<u>Plan</u>	: Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan (OZP) No. S/SK-TMT/4
<u>Zoning</u>	: “Green Belt” (“GB”)
<u>Application</u>	: Proposed Filling and Excavation of Land for Permitted Agricultural Use

1. Background

- 1.1 On 5.2.2021, the applicants sought planning permission for proposed filling and excavation of land for permitted agricultural use on the application site (**Plan A-1**).
- 1.2 On 26.3.2021, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months, as requested by the applicant, so as to allow time for the applicant to prepare further information (FI) in response to departmental comments. On 11.5.2021 and 24.5.2021, the applicant submitted further information to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 5.7.2021, one of the applicants (Ms. Mak Chui Ping) wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two

months so as to allow time to prepare supplementary information in response to departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicants. Since the last deferment, the applicants have been preparing FI to address the departmental comments. The applicants have indicated that more time is needed for preparation of FI to address the departmental comments.
- 3.2 The Planning Department has no objection to the request for deferment as the justifications for deferment meet 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 address the comments from the relevant government departments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.3 Should the Committee agree to defer making 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 can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for preparation of 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 application will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Email dated 5.7.2021 from one of the applicants (Ms. Mak Chui Ping)
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JULY 2021**