

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/SK-TMT/70**  
**(for 3<sup>rd</sup> Deferment)**

<b><u>Applicant</u></b>	: Mr. Yuen Yu Ming, Ms. Mak Chui Ping and Well Leading Limited
<b><u>Site</u></b>	: Lots 416 S.A, 416 S.B and 416 RP in D.D. 216, Long Keng Village, Sai Kung, New Territories
<b><u>Site Area</u></b>	: 2,231m <sup>2</sup> (about)
<b><u>Lease</u></b>	: Old Schedule Agricultural Lots held under Block Government Lease
<b><u>Plan</u></b>	: Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4
<b><u>Zoning</u></b>	: “Green Belt”
<b><u>Application</u></b>	: 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 and 23.7.2021, 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 each for two months, as requested by the applicants, so as to allow time for the applicants to prepare further information (FI) in response to departmental comments. On 18.3.2021, 11.5.2021, 24.5.2021, and 23.9.2021, the applicants submitted further information to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 4.11.2021, the applicant 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 twice for a total of four 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 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<sup>1</sup>) in that the applicants need 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 applicants. If the FI submitted by the applicants 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 third deferment of the application, the applicants should be advised that the Committee has allowed a total of six 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**

<b>Appendix I</b>	Email dated 4.11.2021 from one of the applicants (Ms. Mak Chui Ping)
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
NOVEMBER 2021**

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<sup>1</sup> The number of deferments to be granted under TPB PG-No. 33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.