

RNTPC Paper No. A/YL-PH/892
For Consideration by
the Rural and New Town
Planning Committee
on 4.3.2022

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/892
(for 2nd Deferment)

<u>Applicant</u>	: Mr. CHEUNG Man-kit, Angus
<u>Site</u>	: Lot 74 in D.D. 108, Pat Heung, Yuen Long
<u>Site Area</u>	: About 3,220m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
<u>Zoning</u>	: “Conservation Area” (“CA”)
<u>Application</u>	: Proposed Temporary Tent Camping Ground for a Period of 3 Years

1. Background

- 1.1 On 6.9.2021, the applicant submitted the subject application to seek planning permission for proposed temporary tent camping ground for a period of 3 years at the application site (**Plan A-1**).
- 1.2 On 29.10.2021, 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 for two months, as requested by the applicant, so as to allow time to prepare further information (FI) in response to departmental comments.
- 1.3 On 5.1.2022, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 23.2.2022, the applicant wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two more months as he needs more time to prepare FI in response to the outstanding departmental comments owing to the pandemic situation (**Appendix I**).

3. Planning Department's View

- 3.1 The Planning Department has no objection to the request for the second 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. 33A) 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 interest of other relevant parties.
- 3.2 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. The applicant should be advised that the Committee has allowed a total of four months for preparation of 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 Letter dated 23.2.2022 from the applicant

Plan A-1 Location Plan

**PLANNING DEPARTMENT
MARCH 2022**