

RNTPC Paper No. A/YL-PS/694
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/YL-PS/694
(for 1st Deferment)**

Applicant : Hoi Fu Man Fung Gondola Company Limited represented by Mr. Wong Sun Wo William

Site : Lots 48 (Part), 52 (Part), 53 (Part), 54 (Part), 55 RP (Part), 65 (Part) and 674 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories

Site Area : About 14,580 m²

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20

Zoning : “Recreation” (“REC”)

Application : Proposed Filling of Land for Permitted Agricultural Use

1. Background

On 14.7.2023, the applicant sought planning permission for proposed filling of land for permitted agricultural use at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 4.9.2023, 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 for clarification with government departments and preparation of further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department’s Views

3.1 The Planning Department has no objection to the request for the first 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 the deferment would allow the applicant to prepare FI to address outstanding issues.

- 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 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 period of two 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 applicant's 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 4.9.2023 from the applicant
Plan A-1	Location plan

**PLANNING DEPARTMENT
SEPTEMBER 2023**