

WITHDRAWN BY APPLICANT

TOWN PLANNING BOARD

TPB Paper No. 10957

**For Consideration by
the Town Planning Board on 23.2.2024**

**REVIEW OF APPLICATION NO. A/NE-MUP/188
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Filling of Land for an Emergency/Vehicular Access
in “Agriculture” Zone**

Lot 57 (Part) in D.D. 46, Tai Tong Wu, Sha Tau Kok, New Territories

REVIEW OF APPLICATION No. A/NE-MUP/188
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

(for 1st Deferment)

<u>Applicant</u>	: Mr. TANG Sui Ching represented by R-riches Property Consultants Limited
<u>Site</u>	: Lot 57 (Part) in D.D. 46, Tai Tong Wu, Sha Tau Kok, New Territories
<u>Site Area</u>	: About 197.5m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Man Uk Pin Outline Zoning Plan (OZP) No. S/NE-MUP/11
<u>Zoning</u>	: “Agriculture” (“AGR”)
<u>Application</u>	: Filling of Land for an Emergency/Vehicular Access
<u>RNTPC’s Decision</u>	: Rejected on 25.8.2023
<u>Subject of Review</u>	: To review the Rural and New Town Planning Committee (RNTPC)’s decision to reject the application

1. Background

- 1.1 On 29.6.2023, the applicant submitted the current application to seek planning permission for regularization of the land filling works involving concrete (about 0.2m in depth) for the entire application site for the purpose of an emergency/vehicular access (**Plan R-1**). On 25.8.2023, the RNTPC of the Town Planning Board (the Board) rejected the application.
- 1.2 On 20.9.2023, the applicant applied, under Section 17(1) of the Town Planning Ordinance, for a review of RNTPC’s decision to reject the application in support of the review application.

2. Request for Deferment

On 16.2.2024, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time to provide clarifications for the subject application (**Annex A**).

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. 33B) in that this is the first deferment requested by the applicant and the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2 Should the Board agree to defer a decision on the review application, the application will be submitted to the Board 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 Board's consideration. The applicant should be advised that the Board has allowed two months for preparation of the submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Board 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 Board for consideration at the next meeting.

5. Attachments

Annex A
Plan R-1

Letter Dated 16.2.2024 from the Applicant's Representative
Location Plan

PLANNING DEPARTMENT
FEBRUARY 2024