

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KTS/492
(1st Deferment)

- Applicant** : Double Happiness Hobby Farm represented by R-riches Property Consultants Limited
- Site** : Lots 3335 S.AW, 3335 S.AX, 3335 S.AY ss.1, 3335 S.AZ ss.1, 3335 S.BG ss.1 (Part), 3335 S.BH ss.1 (Part), 3335 S.BI ss.1 (Part), 3335 S.BJ ss.1 (Part), 3335 S.BJ RP (Part), 3335 S.BM ss.1, 3335 S.BM ss.2, 3335 S.BM ss.3 and 3335 S.BM ss.4 in D.D. 91, Lin Tong Mei, Kwu Tung South, New Territories
- Site Area** : About 1,869m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/16
- Zoning** : “Village Type Development Area” (“V”) (about 57% of the Site)
“Green Belt” (“GB”) (about 43% of the Site)
- Application** : Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land

1. Background

On 9.11.2020, the applicant submitted the application to seek planning permission to use the application site (**Plan A-1**) for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 5 years and filling of land. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 8.1.2021.

2. Request for Deferment

On 31.12.2020, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer the consideration of the application in order to allow two months’ time for the applicant to prepare further information to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 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. 33) in that the applicant needs more time to prepare further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests 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 further information from the applicant. If the further information 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 two months for preparation of submission of further information, 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

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| Appendix I | Letter of 31.12.2020 from the applicant |
| Plan A-1 | Location Plan |

**PLANNING DEPARTMENT
JANUARY 2021**