

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-TK/678

(for 2nd Deferment)

<u>Applicant</u>	Great City Holdings Limited represented by R-Riches Property Consultants Limited
<u>Site</u>	Lots 605 (Part), 606 (Part), 607, 608 (Part), 610 (Part), 611, 612, 613 (Part), 614 (Part), 622 (Part), 623, 624 S.A (Part), 625 S.A (Part), 626, 627 S.A & S.B, 628 S.A, 628 RP, 629, 630, 631 S.A, 631 RP, 632 S.A, 632 S.B RP, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644 S.A, 644 S.B (Part), 645 (Part), 646 (Part), 656 (Part), 657, 658 (Part), 662, 663, 664, 665, 666, 667 RP, 668 RP, 669, 690 RP, 1274 RP, 1275, 1276, 1277 RP, 1278, 1343 S.B ss. 1 (Part), 1346 S.A RP, 1346 S.B ss. 1 (Part) and 1347 S.A (Part) in D.D. 17, and Adjoining Government Land, Ting Kok Road, Tai Po, New Territories
<u>Site Area</u>	16,273m ² (including Government land of about 32m ²)
<u>Lease</u>	Block Government Lease (demised for agricultural use)
<u>Plan</u>	Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
<u>Zoning</u>	“Agriculture” (“AGR”) (about 95%) and area shown as ‘Road’ (5%)
<u>Application</u>	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Canteen for a Period of 5 Years and Partial Filling of Land

1. Background

- 1.1 The applicant seeks planning permission for proposed temporary place of recreation, sports or culture (hobby farm) and canteen for a period of 5 years and partial filling of land at the application site (**Plan A-1**).
- 1.2 On 26.5.2020, the Rural and New Town Planning Committee (the Committee), agreed to defer making a decision on the application for two months, upon the applicant’s request, to allow time for preparing further information (FI) to address departmental comments. After the deferral, the applicant, on 29.5.2020 and 8.7.2020, submitted FI including a Response-to-Comments table, revised

sewerage impact assessment, landscape proposal, drainage proposal, site formation proposal, revised site boundary and elaboration on traffic circulation arrangement in response to comments of the Lands Department (LandsD), Transport Department (TD), Drainage Services Department (DSD), Environmental Protection Department (EPD), and Urban Design and Landscape Section (UD&L) and Shatin, Tai Po and North District Planning Office (STN DPO) of Planning Department. In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 24.7.2020 for consideration of the application has been rescheduled, and the Town Planning Board has agreed to defer consideration of the application and the application is now scheduled for consideration by the Committee at this meeting..

2. Request for Deferment

On 17.7.2020, 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 prepare further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant to allow more time to address departmental comments. Since the first deferment on 29.5.2020, the applicant has submitted FI on 29.5.2020 and 8.7.2020 to address comments of LandsD, TD, DSD, EPD, UD&L and STN DPO of PlanD. However, the applicant needs more time to prepare FI to address DSD and TD's further comments.
- 3.2 Planning Department has no objection to the request for 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. 33) in that the applicant needs more time to prepare FI to address the departmental comments, 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 a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further submission 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 Board has allowed a total 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 for the Committee's consideration at the next meeting.

5. **Attachments**

Appendix I
Plan A-1

Letter dated 17.7.2020 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
SEPTEMBER 2020