

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/547
(for 2nd Deferment)

<u>Applicant</u>	:	Trueland Driving Range Limited
<u>Site</u>	:	Lots 48 (Part), 51, 52, 53, 54, 55 RP and 65 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories
<u>Site Area</u>	:	30,084.6 m ² (about)
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/17
<u>Zoning</u>	:	“Recreation” (“REC”)
<u>Application</u>	:	Proposed Filling of Land (by 0.2m) for Permitted Place of Recreation, Sports and Culture (Golf Driving Range with Ancillary Shop and Services, Eating Place and Office, and Barbecue Area)

1. Background

- 1.1 On 7.9.2017, the applicant sought planning permission to carry out filling of land by 0.2m for place of recreation, sports and culture (golf driving range with ancillary shop and services, eating place and office, and barbecue area) at the application site (the Site) (**Plan A-1**).
- 1.2 On 8.12.2017, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two month as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address the comments from relevant Government departments. Subsequently, on 17.1.2018, the applicant submitted FI to address the comments of the Agriculture, Fisheries and Conservation Department. The application is scheduled for consideration by the Committee at the meeting on 16.3.2018.

2. Request for Deferment

On 8.2.2018, 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 preparation of FI to address the comments from relevant Government departments (**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 time to address departmental comments received on the application. Since the last deferment, the applicant has submitted FI providing responses to departmental comments. The applicant needs more time to address further comments from concerned Government departments, including the Geotechnical Engineering Office, Civil Engineering and Development Department, the Drainage Services Department and the Urban Design and Landscape Section, Planning Department.
- 3.2 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 time to prepare further information to address 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 2 months upon receipt of further submission 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. Since it is the second deferment of the application, the applicant should be advised that the Board has allowed a total of four months including the previous deferment 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

Appendix I	Letter of 8.2.2018 from the applicant
Plan A-1	Location plan