

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-TT/444**  
*(for 2nd Deferment)*

<b><u>Applicant</u></b>	:	Mr. Wong Yiu Chung represented by R-riches Property Consultants Limited
<b><u>Site</u></b>	:	Lots 1384 (Part), 1385 RP, 1386, 1387 S.A and 1387 S.B in D.D. 117 and Adjoining Government Land (GL), Tai Tong, Yuen Long, New Territories
<b><u>Site Area</u></b>	:	1,824 m <sup>2</sup> (about) (including about 376m <sup>2</sup> of GL)
<b><u>Lease</u></b>	:	Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	:	Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/16
<b><u>Zonings</u></b>	:	“Agriculture”(“AGR”)(99.64%) and “Green Belt”(“GB”)(0.36%)
<b><u>Application</u></b>	:	Temporary Animal Boarding Establishment and Dog Breeding Centre for a Period of 3 Years

**1. Background**

- 1.1 On 19.9.2018, the applicant sought planning permission to use the application site (the Site) for temporary animal boarding establishment and dog breeding centre for a period of 3 years (**Plan A-1**).
- 1.2 On 16.11.2018, 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 months as requested by the applicant’s representative, to allow time to prepare further information to address the comments of the relevant departments (**Appendix I**). On 11.1.2019, further information was received. The application is originally scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 28.2.2019, 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 so as

to allow time for preparation of further information to address comments of the Agriculture, Fisheries and Conservation Department (AFCD) and public comments, and to prepare proposals to support the application (**Appendix II**).

### **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 received on the application. Since the last deferment on 16.11.2018, the applicant has submitted further information providing responses to departmental comments. The applicant's representative has indicated that more time is needed to address further comments from AFCD and the public.
- 3.2 The 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 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 two 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. The applicant should be advised that the Committee has allowed a maximum period of 2 months for preparation of submission of further information. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of 4 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**

<b>Appendix I</b>	Letter dated 7.12.2018 from the Secretary of the Board
<b>Appendix II</b>	Letter dated 28.2.2019 from the applicant's representative requesting for deferment
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
MARCH 2019**