

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/505
(for 2nd Deferment)

- Applicant** : Ms. CHAN Mo-kan represented by R-riches Property Consultants Limited
- Site** : Various Lots in D.D. 117 and Adjoining Government Land (GL), Tai Tong, Yuen Long, New Territories
- Site Area** : 10,370m² (about) (including about 266m² of GL (about 2.6%))
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Tai Tong Outline Zoning Plan No. S/YL-TT/17
- Zonings** : “Agriculture” (“AGR”) (about 95.4%)
“Green Belt” (“GB”) (about 2.7%)
“Open Storage” (“OS”) (about 1.9%)
- Application** : Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land

1. Background

- 1.1 On 11.8.2020, the applicant sought planning permission to use the application site (the Site) for temporary place of recreation, sports or culture (hobby farm) for a period of 3 years and filling of land (**Plan A-1**).
- 1.2 On 9.10.2020, 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 2 months, as requested by the applicant so as to allow time to address departmental comments. On 8.12.2020, the applicant submitted further information and the application is scheduled for consideration by the Committee of the Board at this meeting.

2. Request for Deferment

On 22.1.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for 2 months so as to

allow time to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for 2 months at the request of the applicant. Since the first deferment on 9.10.2020, the applicant has submitted further information including responses to departmental comments, fire service installations proposal, drainage proposals and run-in/out proposals. The applicant has indicated that she needs more time to address the further comments of the government departments.
- 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 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 making 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. The applicant should be advised that the Committee has allowed a period of 2 months for preparation of submission of further information. Since it is the second deferment of the application, the applicant should also 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

Appendix I	Letter dated 22.1.2021 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2021**