

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/826
(2nd Deferment)

<u>Applicant</u>	: Mr. CHAN Chiu Hung Danny represented by R-riches Property Consultants Limited
<u>Site</u>	: Lot 1159 RP in D.D. 106, Kam Sheung Road, Kam Tin, Yuen Long
<u>Site Area</u>	: About 2,164 m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
<u>Zoning</u>	: “Agriculture” (“AGR”)
<u>Application</u>	: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years

1. The Proposal

- 1.1 On 9.7.2019, the applicant submitted the subject application to seek planning permission to use the application site (the Site) (**Plan A-1**) for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 5 years.
- 1.2 On 6.9.2019, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow two months’ time for the applicant to prepare further information (FI) to address departmental comments. Subsequently, the applicant submitted FI on 6.11.2019 including site access arrangement to address the departmental comments. The applicant was scheduled for consideration by the Committee on 3.1.2019.

2. Request for Deferment

On 23.12.2019, the applicant's representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application in order to allow two months' time for the applicant to prepare FI in response to 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 2 months' time for preparation of FI to address departmental comments. Since the first deferment on 6.9.2019, the applicant has submitted FIs on 6.11.2019 in response to departmental comments. However, the applicant needs more time to prepare FI to address further departmental comments.
- 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 more time to prepare FI in response to 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 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. Since it is the second deferment of the application, the applicant should be advised that the Committee has allowed a total of four months for preparation of submission of FI as requested by the applicant, 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 23.12.2019 from the applicant's representative requesting for deferment

Plan A-1

Location Plan

**PLANNING DEPARTMENT
JANUARY 2020**