

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-ST/576
(for 1st Deferment)

- Applicant** : Mr. LAM Yiu Bong represented by Metro Planning & Development Company Limited
- Site** : Lots 762, 764, 765, 766 and 767 in D.D. 96 and Adjoining Government Land (GL), Ma Tso Lung, San Tin, Yuen Long
- Site Area** : About 4,480m² (including about 330m² (7.4%) of Government Land)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved San Tin Outline Zoning Plan (OZP) No. S/YL-ST/8
- Zoning** : “Green Belt” (“GB”)
- Application** : Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years

1. Background

On 12.6.2020, the applicant sought planning permission to use the application site (the Site) (**Plan A-1**) for proposed temporary place of recreation, sports or culture (hobby barn) for a period of 3 years. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) on 21.8.2020.

2. Request for Deferment

On 3.8.2020, 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 to allow two months’ time for the applicant to prepare further information to address comments from Environmental Protection Department, Geotechnical Engineering Office, Drainage Services Department, Highways Department, Fire Services Department and Food and Environmental Hygiene Department (**Appendix I**).

3. Planning Department's Views

- 3.1 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 further information to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 3.2 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 information 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 two 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

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| Appendix I | Letter dated 3.8.2020 from the applicant's representative |
| Plan A-1 | Location Plan |

**PLANNING DEPARTMENT
AUGUST 2020**