

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-PK/121

(for 4th Deferment)

- Applicant** : Green Culture Generation Limited
- Site** : Lots 2120, 2122 S.A and 2122 S.B in D.D. 91 and adjoining Government Land, Tai Lung Hang Village, Ping Kong, Sheung Shui, New Territories
- Site Area** : About 9,820 m² (including about 4,722 m² of Government land)
- Land Status** : (a) Block Government Lease (demised for agricultural use)
(b) Government land
- Plan** : Approved Ping Kong Outline Zoning Plan No. S/NE-PK/11
- Zonings** : “Agriculture” (“AGR”) (about 78.5% of the Site) and Green Belt (“GB”) (about 21.5% of the Site)
- Application** : Temporary Place of Recreation, Sports or Culture (Hobby Farm and Ancillary Barbecue Site) for a Period of 3 Years

1. Background

- 1.1 The applicant seeks planning permission for temporary place of recreation, sports or culture (hobby farm and ancillary barbecue site) for a period of three years at the application site (the Site) (**Plan A-1**). On 26.5.2017, 22.9.2017 and 12.1.2018, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months each, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address the departmental comments.
- 1.2 On 12.3.2018, the applicant submitted a response to comment table with updated tables on traffic capacity assessment in the Traffic Impact Assessment report and a new landscape proposal to address the comments of the Transport Department (TD) and Planning Department (PlanD) respectively. The application is rescheduled for consideration by the Committee on 4.5.2018.

2. Request for Deferment

On 20.4.2018, the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two more months in order to allow time for preparation of FI to address the further comments from the PlanD (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred thrice for a total of six months at the request of the applicant to allow more time to address the departmental comments. The applicant has demonstrated efforts in preparing various technical assessments in support of the application.
- 3.2 Since the last deferment on 12.1.2018, the applicant submitted FI on 12.3.2018 including a response to comment table with updated tables on traffic capacity assessment in the Traffic Impact Assessment report and a new landscape proposal to address the comments from TD and PlanD respectively. Since Chief Town Planner/Urban Design and Landscape, PlanD has further comments on the landscape proposal, the applicant needs more time to prepare FI to address the comments.
- 3.3 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 prepare FI to address the departmental comments, the deferment period is not indefinite, and the deferment would not affect the interests of other relevant parties.
- 3.4 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 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. The applicant should be advised that the Committee has allowed a further two months for the preparation of submission of FI. Since it is the fourth deferment of the application, the applicant should be reminded that the Committee has allowed a total of 8 months for the preparation of submission of FI, this is the last deferment and no further deferment would be granted.

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 for the Committee's consideration at the next meeting.

5. Attachments

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| Appendix I | Letter dated 20.4.2018 from the applicant |
| Plan A-1 | Location Plan |