

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

**APPLICATION NO. A/NE-TK/687**  
*(for 2<sup>nd</sup> Deferment)*

- Applicant** : Great City Holdings Limited represented by R-riches Property Consultants Limited
- Site** : Lots 222 RP (Part), 223 RP, 224, 225, 226, 227 RP (Part), 228 (Part), 245 S.A, 251, 252, 253 RP, 254 RP in D.D. 17, Ting Kok, Tai Po, New Territories
- Site Area** : About 2,390m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19
- Zonings** : “Agriculture” (“AGR”) (83%)  
‘Road’ (17%)
- Application** : Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land

**1. Background**

- 1.1 On 26.6.2020, the applicant submitted a planning application for proposed temporary place of recreation, sports or culture (hobby farm) for five years and filling of land at the application site (the Site) (**Plan A-1**).
- 1.2 On 21.8.2020, 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, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address the departmental comments. Upon receipt of the applicant’s FI on 21.10.2020, the application is scheduled for consideration by the Committee on 18.12.2020.

**2. Request for Deferment**

On 30.11.2020, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer the consideration of the application for a further two months in order to allow more time to prepare further information (FI) to address the 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 more time to address the departmental comments. Since the last deferment on 21.8.2020, the applicant has provided FI including responses to comments of various departments and submission to address Transport Department's concern on the vehicular circulation within the Site. The applicant needs more time to prepare FI to address further comments from Drainage Services Department and Lands Department.
- 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 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 two months upon receipt of FI 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 this 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 FI submission, 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**  
**Plan A-1**

Letter dated 30.11.2020 from the applicant's representative  
Location Plan