

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

**APPLICATION NO. A/NE-PK/121**

*(for 3<sup>rd</sup> 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 m<sup>2</sup> (including about 4,722 m<sup>2</sup> 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 and 22.9.2017, 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 22.11.2017, the applicant submitted a response to comment table and a Traffic Impact Assessment (TIA) report to address the comments of various Government departments. The application is rescheduled for consideration by the Committee on 12.1.2018.

## 2. Request for Deferment

On 3.1.2018, 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 further information (FI) to address the further comments from the Transport Department (**Appendix I**).

## 3. Planning Department's Views

- 3.1 The application has been deferred twice for a total of four months at the request of the applicant to allow more time to address the departmental comments. Since the last deferment on 22.9.2017, the applicant submitted FI on 22.11.2017 including a response-to-comment table and a TIA report to address the comments from various Government departments. Nevertheless, the applicant needs more time to prepare FI to address the further comments received on the traffic aspect.
- 3.2 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.
- 3.3 Should the Committee agree to defer 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. 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 third deferment of the application, the applicant should also be advised that the Committee has allowed a total of six months including the previous deferments for preparation of submission of FI 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 for the Committee's consideration at the next meeting.

## 5. Attachments

**Appendix I**  
**Plan A-1**

Letter from the applicant received on 3.1.2018  
Location Plan