

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-MTL/11

(for 1st Deferment)

<u>Applicant</u>	: Hong Kong Arts and Culture Youth Association Limited represented by Maxtop Sky Limited
<u>Site</u>	: Lots 1219, 1222, 1223, 1226, 1228, 1230, 1242, 1243 and 1244 in D.D. 96 and adjoining Government Land (GL), Ma Tso Lung, New Territories
<u>Site Area</u>	: About 8,567m ² (including about 2,922m ² of GL, or about 34.1% of the Site)
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan (OZP) No. S/NE-MTL/3
<u>Zoning</u>	: “Agriculture” (“AGR”)
<u>Application</u>	: Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of Three Years and Associated Filling of Land

1. Background

On 12.9.2024, the applicant submitted the current application to seek planning permission for temporary place of recreation, sports or culture (hobby farm) for a period of three years and associated filling of land at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 21.10.2024, 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 for two months in order to prepare further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department’s Views

3.1. The Planning Department has no objection to the request for the first deferment as the justification for deferment meets the criteria as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the

deferment would allow the applicant to prepare FI to address outstanding issues.

- 3.2. 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 FI from the applicant. If the FI submitted by the applicant is not substantial and could 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 the 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 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

Email dated 21.10.2024 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
NOVEMBER 2024