

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

**APPLICATION NO. A/TM-SKW/113**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Mr. Li Chin Lun represented by Metro Planning & Development Company Limited
- Site** : Lots 1386 and 1387 in D.D.375, So Kwun Wat, Tuen Mun, New Territories
- Site Area** : About 653.3 m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved So Kwun Wat Outline Zoning Plan No. S/TM-SKW/13
- Zonings** : “Green Belt” (“GB”) (about 95.4%); and  
“Village Type Development” (“V”)(about 4.6%)  
*[Restricted to a maximum building height of 3 storeys (8.23m)]*
- Application** : Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and associated Excavation of Land

**1. Background**

On 29.11.2021, the applicant sought planning permission for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 3 years and associated excavation 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 18.1.2022, 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 allow time 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 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. 33A) in that the deferment would allow the applicant to prepare further information (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 further submission 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 a period of two months 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 applications will be submitted for the Committee's consideration at the next meeting.

#### **5. Attachments**

**Appendix I**                      Letter dated 18.1.2022 from the applicant's representative

**Plan A-1**                        Location Plan

**PLANNING DEPARTMENT**  
**January 2022**