

RNTPC Paper No. A/YL-KTS/950
For Consideration by
the Rural and New Town
Planning Committee
on 31.3.2023

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/950
(for 1st Deferment)

- Applicant** : Promise Luck Limited represented by Goldrich Planners and Surveyors Limited
- Site** : Various Lots in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories
- Site Area** : About 9,386 m² (including Government land of about 1,196 m²)
- Land Status** : (i) Block Government Lease (demised for agricultural use) (about 87.3% of the Site)
(ii) Government Land (about 12.7% of the Site)
- Plan** : Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15
- Zoning** : “Residential (Group D)” (“R(D)”) [maximum plot ratio of 0.2 and maximum building height of 2 storeys (6m)]
- Application** : Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities for a Period of 5 Years

1. Background

On 6.2.2023, the applicant submitted the current application to seek planning permission to use the application site for proposed temporary place of recreation, sports or culture (hobby farm) with ancillary facilities for a period of 5 years (**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 27.3.2023, 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 for the applicant to prepare further information in response to 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 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. 33A) in that the deferment would allow the applicant to prepare further information to address outstanding issue(s).
- 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 further information 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 further information, 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	Letter from the applicant's representative dated 27.3.2023
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2023**