

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

**APPLICATION NO. A/YL-NTM/459**  
***(for 2<sup>nd</sup> Deferment)***

<b><u>Applicant</u></b>	: Leung Yat Shun and Chan Ying Yue, May
<b><u>Site</u></b>	: Various Lots in D.D. 102 and Adjoining Government Land, Ngau Tam Mei, Yuen Long
<b><u>Site Area</u></b>	: About 27,790 m <sup>2</sup> (including Government Land (GL) of about 1,720 m <sup>2</sup> )
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Approved Ngau Tam Mei Outline Zoning Plan (OZP) No. S/YL-NTM/12
<b><u>Zoning</u></b>	: “Open Storage” (“OS”) and “Green Belt” (“GB”)
<b><u>Application</u></b>	: Temporary Place of Recreation, Sports or Culture (Hobby Farm), Shop and Services and Education Centre for a Period of 3 Years

**1. Background**

- 1.1 On 22.3.2023, the applicants submitted the application to seek planning permission for temporary place of recreation, sports or culture (hobby farm), shop and services and education centre for a period of 3 years at the application site (**Plan A-1**).
- 1.2 On 19.5.2023, 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 applicants, to allow time for the applicants to prepare further information (FI) to address departmental comments.
- 1.3 On 28.6.2023, the applicants submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 21.8.2023, the applicants’ representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for one month so as to allow more time to prepare 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 second 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 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 applicants. If the FI submitted by the applicants 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 applicants should be advised that the Committee has allowed a total of three months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

### **4. Decision Sought**

The Committee is invited to consider whether or not to accede to the applicants' 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**

<b>Appendix I</b>	Email dated 21.8.2023 from the applicants' representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
AUGUST 2023**