

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/875

(for 3rd Deferment)

- Applicant** : Mr. CHAN Chiu-hung represented by Mr. HUI Yik-hang (許亦恒先生)
- Site** : Lots 986 (Part), 987, 988, 1221 S.A (Part), 1221 RP (Part) and 1230 (Part) in D.D. 111, Pat Heung, Yuen Long
- Site Area** : About 4,465 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years

1. Background

- 1.1 On 8.1.2021, the applicant submitted the subject application to seek planning permission to use the application Site (the Site) for proposed temporary place of recreation, sports or culture (hobby farm) for a period of 3 years (**Plan A-1**).
- 1.2 On 26.2.2021, the Rural and New Town Planning Committee (the Committee) agreed to defer a decision on the application, as requested by the applicant, to allow two months’ time for the applicant to prepare further information to address departmental comments. On 26.4.2021, the applicant submitted further information to address the departmental comments.
- 1.3 On 25.6.2021, the Committee agreed to defer a decision on the application, as requested by the applicant, to allow two months’ time for the applicant to prepare further information to address departmental comments related to clarification on the proposed layout, traffic arrangement and operation details. On 9.7.2021, the applicant submitted further information including a revised layout, updated traffic arrangement and operation details to address departmental comments. The application is scheduled for consideration by the Committee on 27.8.2021.

2. Request for Deferment

On 23.8.2021, the applicant's newly appointed representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to further defer making a decision on the application for a period of one month for him to follow-up on the work of the applicant's deceased former representative and prepare further information to address the Drainage Services Department's (DSD) concerns on the application (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred twice for a total of four months upon the requests of the applicant to allow more time to address the departmental comments. Since the last deferment on 25.6.2021, the applicant has submitted further information on 9.7.2021 to address departmental comments. The applicant explains that he needs more time to address further comments from relevant department and to follow-up on the work of the applicant's deceased former representative.
- 3.2 The 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 further information in response to departmental comments, the deferment period is not indefinite, and the deferment would not affect the interest of other relevant parties.
- 3.3 Should the Committee agree to defer a decision on the application, the application would 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 can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's decision. The applicant should be advised that the Committee has allowed a further one month for the preparation of submission of further information. Since this is the third deferment, the applicant should also be advised that the Committee has allowed a total of five months for preparation of 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Email dated 23.8.2021 from the applicant's representative requesting for deferment
Plan A-1	Location plan

**PLANNING DEPARTMENT
AUGUST 2021**