

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/875

(for 4th 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 (FI) to address departmental comments. On 26.4.2021, the applicant submitted FI 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 FI to address departmental comments. On 9.7.2021, the applicant submitted FI including a revised site layout plan, updated traffic arrangement and operation details of the proposed development.
- 1.4 On 27.8.2021, the Committee agreed to defer a decision on the application, as requested by the applicant, to allow one month’s time for the applicant to prepare FI to address departmental comments. On 27.9.2021, 28.9.2021 and 15.10.2021 respectively, the applicant submitted FI including a revised site layout plan, clarifications on the operation details of the proposed development with no land filling involved, and feasibility of the proposed vehicular access

arrangement. The application is scheduled for consideration by the Committee on 26.11.2021.

2. Request for Deferment

On 16.11.2021, the applicant's 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 two months for preparation of FI to address the outstanding departmental comments on the structural safety and stability of the vehicular bridge leading to the Site (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred three times for a total of five months at the requests of the applicant to address the departmental comments. Since the last deferment on 27.8.2021, the applicant has submitted FI in September and October 2021 to address departmental comments. Nevertheless, in order to address the comments of Drainage Services Department on the technical aspect of the proposal, i.e. the structural safety and stability of the vehicular bridge leading to the Site, the applicant needs more time for the preparation of submission of FI.
- 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. 33A¹) in that the applicant needs more time to prepare FI 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 FI 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 two months for the preparation of submission of FI. Since this is the fourth deferment, the applicant should also be advised that the Committee has allowed a total of seven months for preparation of submission of FI, and no further deferment would be granted.

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.

¹ The number of deferments to be granted stipulated under TPB PG-No.33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021

5. Attachments

Appendix I	Email dated 16.11.2021 from the applicant's representative requesting for deferment
Plan A-1	Location plan

**PLANNING DEPARTMENT
NOVEMBER 2021**