

RNTPC Paper No. A/YL-PH/985A
For Consideration by
the Rural and New Town
Planning Committee
on 10.5.2024

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PH/985
(for 2nd Deferment)

<u>Applicant</u>	:	Chief Force Limited
<u>Site</u>	:	Lots 2423 (Part), 2424 (Part) and 2440 (Part) in D.D.111, Pat Heung, Yuen Long
<u>Site Area</u>	:	About 571 m ²
<u>Lease</u>	:	Block Government Lease (demised for agricultural use)
<u>Plan</u>	:	Approved Pat Heung Outline Zoning Plan (OZP) No. S/YL-PH/11
<u>Zoning</u>	:	“Village Type Development” (“V”) [maximum building height of 3 storeys (8.23m)]
<u>Application</u>	:	Proposed Temporary Place of Recreation, Sports or Culture (Indoor Recreation Centre and Elderly Leisure Centre) for a Period of five Years and Filling of Land

1. Background

- 1.1 On 7.12.2023, the applicant submitted the current application to seek planning permission to use the application site for proposed temporary place of recreation, sports or culture (indoor recreation centre and elderly leisure centre) for a period of five years and filling of land (**Plan A-1**).
- 1.2 On 26.1.2024, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments. On 21.3.2024, the applicant submitted FI to address departmental comments.

2. Request for Deferment

On 18.4.2024, the applicant 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 for preparation of further information to address the 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 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. 33B) 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 information 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 a total of four months for preparation of the submission of further information. 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 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 Email from the applicant dated 18.4.2024

Plan A-1 Location Plan

**PLANNING DEPARTMENT
MAY 2024**