

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/694
(for 2nd Deferment)

- Applicant** : Hoi Fu Man Fung Gondola Company Limited represented by Mr. Wong Sun Wo William
- Site** : Lots 48 (Part), 52 (Part), 53 (Part), 54 (Part), 55 RP (Part), 65 (Part) and 674 (Part) in D.D. 126, Ping Shan, Yuen Long, New Territories
- Site Area** : About 14,580 m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20
- Zoning** : “Recreation” (“REC”)
- Application** : Proposed Filling of Land for Permitted Agricultural Use

1. Background

- 1.1 On 14.7.2023, the applicant sought planning permission for proposed filling of land for permitted agricultural use at the application site (**Plan A-1**).
- 1.2 On 8.9.2023, 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 applicant, to allow time to prepare further information (FI) to address departmental comments.
- 1.3 On 26.9.2023, 18.10.2023 and 22.11.2023, the applicant submitted FIs to address departmental comments.

2. Request for Deferment

On 30.11.2023, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months so as to allow time 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 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 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 further submission from the applicant. If the FI 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 period of four 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 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 dated 30.11.2023 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
DECEMBER 2023**