

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LT/662
(for 2nd Deferment)

<u>Applicant</u>	City University of Hong Kong represented by P.K. NG & Associates (HK) Limited
<u>Site</u>	Lots 335 S.B (Part), 336 S.A, 336 S.B, 336 S.C, 337 S.B, 338, 339, 340, 341, 345 S.A and 346 in D.D. 16, Wo Tong Pui, Tai Po, New Territories
<u>Site Area</u>	About 9,330 m ²
<u>Lease</u>	Block Government Lease (demised for agricultural use)
<u>Plan</u>	Approved Lam Tsuen Outline Zoning Plan (OZP) No. S/NE-LT/11
<u>Zonings</u>	“Recreation” (“REC”) (about 99.4%) and “Green Belt” (“GB”) (about 0.6%)
<u>Application</u>	Proposed Temporary Educational Institution (Teaching Farm) for a Period of 3 Years and Excavation of Land

1. Background

On 28.1.2019, the applicant sought planning permission for a proposed temporary educational institution (teaching farm) for a period of 3 years and excavation of land at the application site (the Site) (**Plan A-1**). On 22.3.2019, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two months, as requested by the applicant, to allow time for preparation of further information to address departmental comments.

2. Request for Deferment

On 21.5.2019, the representative of the applicant wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for another two months so as to allow more time for preparation of further information to address the comments from Lands Department, Civil Engineering and Development Department, Transport Department, Environmental Protection Department and Water Supplies Department (**Appendix I**).

3. Planning Department's Views

- 3.1 The application has been deferred once for two months at the request of the applicant. Since the first deferment on 22.3.2019, the applicant has engaged specialist consultants and consulted the village's representative and villagers on the development proposal between March and May 2019. More time is required for the preparation of further information to address departmental comments.
- 3.2 The Planning Department has no objection to the request for 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. 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 interests of other relevant parties.
- 3.3 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 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 consideration. The applicant should be advised that the Committee has allowed two months for preparation of submission of further information. Since it is the second deferment of the application, the applicant should be advised that the Board has allowed a total of four 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I Letter dated 21.5.2019 from the applicant's representative
Plan A-1 Location plan

**PLANNING DEPARTMENT
MAY 2019**