

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LT/662
(for 3rd 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 and 31.5.2019, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to the applicant’s request to defer a decision on the application each for two months, to allow time for preparation of further information (FI) to address the comments from relevant Government departments. On 31.7.2019 and 3.9.2019, the applicant submitted FI in response to departmental comments. The application is scheduled for consideration by the Committee on 20.9.2019.

2. Request for Deferment

On 9.9.2019, the representative of the applicant wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for another two months so as to allow more time for preparation of FI to address the comments from Environmental Protection Department (EPD), Water Supplies Department (WSD) and

the Urban Design and Landscape Section of Planning Department (UD&L of PlanD) (Appendix I).

3. Planning Department's Views

- 3.1 The application has been deferred twice for a total period of four months at the request of the applicant to allow more time to address departmental comments. Since the second deferment on 31.5.2019, the applicant has submitted FI providing response to comments including supplementary information related to the water quality and air quality assessments and a revised layout plan. In order to allow more time to address departments' further comments on the technical aspects of the proposal, the applicant requests the committee to defer a decision on the application for another two months.
- 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 making 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 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 FI. Since it is the third deferment of the application, the applicant should be advised that the Board has allowed a total of six months for preparation of submission of FI, 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 9.9.2019 from the applicant's representative
Plan A-1 Location plan