

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-SLT/2
(for 1st Deferment)

<u>Applicant</u>	Green Power Limited
<u>Site</u>	Various lots in D.D. 31, Sha Lo Tung, Tai Po, New Territories
<u>Site Area</u>	About 12,726 m ²
<u>Lease</u>	Block Government Lease (demised for agricultural use, except Lot 758D for building use)
<u>Plan</u>	Approved Sha Lo Tung Outline Zoning Plan (OZP) No. S/NE-SLT/4
<u>Zonings</u>	“Conservation Area” (“CA”) (about 9,490 m ² or 75% of the Site) and “Site of Special Scientific Interest” (“SSSI”) (about 3,236 m ² or 25% of the Site)
<u>Application</u>	Proposed Nature Reserve (including Artificial Marsh and Eco-pond) and associated filling/excavation of land

1. Background

The applicant seeks planning permission to use the application site (the Site) for a proposed nature reserve (including artificial marsh and eco-pond) (**Plan A-1**). According to the applicant, for the “CA” portion of the Site, if water retaining/irrigation features of the previous paddy fields are damaged or buried, repairing or reconstruction of earth bunds (up to 0.5 m in height) will be carried out. If necessary, excavation of top soil (up to 0.3 m in depth for artificial marsh and up to 0.4 m for eco-pond) will be carried out to create depressions for water storage. No land filling or excavation is proposed within the “SSSI” portion of the Site. The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) on 12.4.2019.

2. Request for Deferment

On 26.3.2019, the applicant 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 for preparation of further information in response to the departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 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.

3.2 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 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, 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 Email dated 26.3.2019 from the applicant
Plan A-1 Location plan