

TOWN PLANNING BOARD

TPB Paper No. 11006

**For Consideration by
the Town Planning Board on 30.5.2025**

**REVIEW OF APPLICATION NO. A/YL-PN/83
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE**

**Temporary Field Study, Education and Visitor Centre for a Period of 3 Years
in “Coastal Protection Area” (“CPA”), Lots 68 (Part), 69 (Part), 70 (Part) and
71 (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories**

REVIEW OF APPLICATION NO. A/YL-PN/83
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE

(for 1st Deferment)

<u>Applicant</u>	: Ha Pak Nai Education Center Limited represented by FiBi International Project Consultancy Co. Limited
<u>Site</u>	: Lots 68 (Part), 69 (Part), 70 (Part) and 71 (Part) in D.D. 135, Pak Nai, Yuen Long, New Territories
<u>Site Area</u>	: About 3,570m ²
<u>Lease</u>	: Old Scheduled Agricultural Lots held under Block Government Lease
<u>Plan</u>	: Approved Sheung Pak Nai & Ha Pak Nai Outline Zoning Plan No. S/YL-PN/9
<u>Zoning</u>	: “Coastal Protection Area” (“CPA”)
<u>Application</u>	: Temporary Field Study, Education and Visitor Centre for a Period of 3 Years
<u>RNTPC’s decision</u>	: Rejected on 14.2.2025
<u>Subject of Review</u>	: To review the Rural and New Town Planning Committee (RNTPC)’s decision to reject the application

1. Background

- 1.1 On 20.12.2024, the applicant, sought planning permission for temporary field study, education and visitor centre for a period of three years at the application site under section 16 of the Town Planning Ordinance (the Ordinance) (**Plan R-1**). On 14.2.2025, the RNTPC of the Town Planning Board (the Board) decided to reject the application.
- 1.2 On 14.3.2025, the applicant’s representative applied, under section 17(1) of the Ordinance, for a review of the RNTPC’s decision to reject the application. On 29.4.2025 and 8.5.2025, the applicant’s representative submitted further information (FI) in support of the review application. The application is scheduled for consideration by the Board at the meeting on 13.6.2025.

2. Request for Deferment

On 16.5.2025, the applicant’s representative wrote to the Secretary of the Board and

requested the Board to defer making a decision on the review application for two months so as to allow time to address departmental comments (**Annex A**).

3. Planning Department's Views

- 3.1. The Planning Department has no objection to the request for the first 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, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the applicant needs more time to prepare FI to address departmental comments.
- 3.2. Should the Board agree to defer a decision on the review application, the application will be submitted to the Board for consideration within three months upon receipt of FI 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 Board's consideration. The applicant should be advised that the Board has allowed a period of two 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 Board for consideration at the next meeting.

5. Attachments

Annex A
Plan R-1

Email dated 16.5.2025 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
MAY 2025