

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/SK-PL/1**  
***(for 2<sup>nd</sup> Deferment)***

<b><u>Applicant</u></b>	: Master Mind Development Limited represented by Townland Consultants Limited
<b><u>Site</u></b>	: Various Lots in D.D. 368, Pak Lap, Sai Kung, New Territories
<b><u>Site Area</u></b>	: 13,986m <sup>2</sup> (about)
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Draft Pak Lap Outline Zoning Plan (OZP) No. S/SK-PL/3 (at the time of submission of application)  Approved Pak Lap OZP No. S/SK-PL/4 (currently in force) (no change to the zoning of the application site)
<b><u>Zoning</u></b>	: “Agriculture” (“AGR”)
<b><u>Application</u></b>	: Proposed Field Study/Education/Visitor Centre

**1. Background**

- 1.1 On 21.6.2021, the applicant submitted the current application to seek planning permission for proposed field study/education/visitor centre at the application site (**Plan A-1**).
- 1.2 On 13.8.2021, 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 for the applicant to prepare further information (FI) in response to departmental comments.
- 1.3 On 18.10.2021, 25.10.2021 and 14.12.2021, the applicant submitted FI including responses to comments, revised drawings and new/revised technical assessments. The application is scheduled for consideration by the Committee at this meeting.

**2. Request for Deferment**

On 11.1.2022, the applicant’s representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two

months so as to allow time to prepare FI to address departmental comments (**Appendix I**).

### **3. Planning Department's Views**

3.1 The Planning Department has no objection to the request for 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 (TPG PG-No. 33A)<sup>1</sup> in that the applicant needs more time to address the comments from relevant government departments, 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 making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI 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 a total of four months for preparation of submission of pFI, 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**  
**Plan A-1**

Letter from the applicant's representative dated 11.1.2022  
Location Plan

**PLANNING DEPARTMENT**  
**JANUARY 2022**

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<sup>1</sup> The number of deferments to be granted stipulated under TPG PG-No. 33A is not applicable to this application which was received before the promulgation of the revised guidelines on 24.8.2021.