

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

**APPLICATION NO. A/SK-PL/1
(for 3rd Deferment)**

<u>Applicant</u>	: Master Mind Development Limited represented by Townland Consultants Limited
<u>Site</u>	: Various Lots in D.D. 368, Pak Lap, Sai Kung, New Territories
<u>Site Area</u>	: About 13,986m ²
<u>Lease</u>	: Block Government Lease (demised for agricultural use)
<u>Plan</u>	: 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)
<u>Zoning</u>	: “Agriculture” (“AGR”)
<u>Application</u>	: 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 and 28.1.2022, 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 each, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments.
- 1.3 On 18.10.2021, 25.10.2021, 14.12.2021 and 3.3.2022, the applicant submitted FI including responses to comments, revised drawings and new/revised technical assessments to address departmental comments. Upon receipt of the latest FI on 3.3.2022, the application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 8.4.2022, 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 in order to allow additional time to address departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 The application has been deferred twice for a total of four months at the requests of the applicant to allow more time to address departmental comments. Since the last deferment on 28.1.2022, the applicant has submitted FI on 3.3.2022 to address departmental comments, on which concerned departments have provided further comments. The applicant claims that more time is needed to prepare FI to address the outstanding 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 (TPG PG-No. 33A)¹ in that the applicant needs more time to prepare FI to address 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 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 could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. Since it is the third deferment of the application, the applicant should be advised that the Committee 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
Plan A-1

Letter dated 8.4.2022 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
APRIL 2022

¹ 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.