

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TM-LTYT/400
(for 3rd Deferment)

<u>Applicant</u>	: Tuen Mun Sports Association Limited represented by Samson Wong & Associates Property Consultancy Ltd. (Engaged by Eminence Consulting & Management Co. Ltd.)
<u>Site</u>	: Government Land (GL) (Former Lam Tei Gospel School) in D.D. 130, Lam Tei, Tuen Mun, New Territories
<u>Site Area</u>	: About 3,060 m ²
<u>Land Status</u>	: GL
<u>Plan</u>	: Approved Lam Tei and Yick Yuen Outline Zoning Plan (OZP) No. S/TM-LTYT/10
<u>Zoning</u>	: “Green Belt” (“GB”)
<u>Application</u>	: Proposed Temporary Place of Recreation, Sports or Culture (Sports Training Ground) for a Period of 3 Years

1. Background

- 1.1 On 26.5.2020, the applicant sought planning permission to use the application site (the Site) for proposed temporary place of recreation, sports or culture (sports training ground) for a period of 3 years (**Plan A-1**).
- 1.2 On 4.9.2020 and 22.1.2021, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer a decision on the application for two month each, as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments. After the last deferment, the applicant submitted FI on 19.3.2021 providing responses to departmental comments and new Air Quality Assessment and Noise Assessment Reports. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 26.4.2021, the applicant’s representative 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 to prepare FI to address the 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 request of the applicant. Since the last deferment on 22.1.2021, the applicant has submitted FI providing responses to departmental comments and new Air Quality Assessment and Noise Assessment Reports. The applicant needs more time for preparation of FI in response to departmental comments.
- 3.2 The Planning Department has no objection to the request for deferment as the justification 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 (TPB PG-No. 33) in that the applicant needs more time to address 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 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 further 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	E-mail of 26.4.2021 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MAY 2021**