

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TP/684

(for 1st Deferment)

- Applicant** : Pine Garden Foundation Limited represented by PlanArch Consultants Limited
- Site** : Lots 1, 2 and 4 to 8 in D.D. 33 and Adjoining Government Land, Tai Po Kau, Tai Po, New Territories
- Site Area** : About 9,054 m² (including Government Land of about 1,000 m² (11%))
- Lease** : Block Government Lease (demised for agricultural purpose)
- Plan** : Approved Tai Po Outline Zoning Plan (OZP) No. S/TP/30
- Zoning** : “Green Belt” (“GB”)
- Application** : Proposed Field Study/ Education/ Visitor Centre

1. Background

On 30.8.2022, the applicant seeks planning permission for a proposed field study/ education/ visitor centre at the application site (**Plan A-1**).

2. Request for Deferment

On 23.12.2022, the applicant’s representative wrote to the Secretary of the Town Planning Board and requested to defer consideration of the application for two months in order to allow time to prepare further information (FI) to address departmental comments (**Appendix I**).

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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) in that the deferment would allow the applicant to prepare FI to address outstanding issue(s).

- 3.2 Should the Rural and New Town Planning Committee (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 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 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 applicants' 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	Letter dated 23.12.2022 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2023**